

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: 1113 Dan Johnson Rd. NE, Atlanta, GA 30307
Applicant: Alice Johnson DESIGN E-Mail: alicejohnson411@gmail.com
Applicant Mailing Address: 1403 Emory Rd. NE
Atlanta, GA 30306
Applicant Phone(s): 404.909.0057 Fax: _____
Applicant's relationship to the owner: Owner ☐ Architect: ☒ Contractor/Builder ☐ Other ☐

Owner(s): Pete Nelson E-Mail: pnel1377@gmail.com
Kippy Nelson E-Mail: kippykielnelson@gmail.com
Owner(s) Mailing Address: 1113 Dan Johnson Rd NE.
Atlanta, GA 30307
Owner(s) Telephone Number: Pete: 612.366.7630; KIPPY: 952.200.0962
Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1964

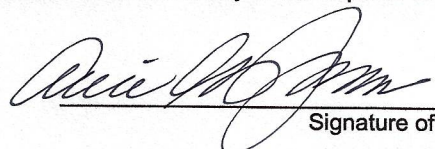
Nature of work (check all that apply):

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:

detached
owner proposes to construct a new 2-car garage and
extend the driveway to access it behind existing house.
Garage to be finished in cementitious siding; 30-yr. architectural
shingles to match ex. house (Cape Cod style) ~~area~~

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.

 9.20.21
Signature of Applicant/Date

Revised 1/26/17



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), Pete & Kippy Nelson
being (owner) (owners) of the property 1113 Dan Johnson Rd. NE.
hereby delegate authority to Alice Johnson
to file an application in (my) (our) behalf.

Koon 5/7/21
Signature of Owner/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, the Preservation Commission will issue a cease and desist order and you may be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner when your project nears completion. 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 monetary 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. You will need to apply for a new certificate if you still intend to do the work.

Please contact the preservation planner, David Cullison (404/371-2155), if you have any questions.

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.

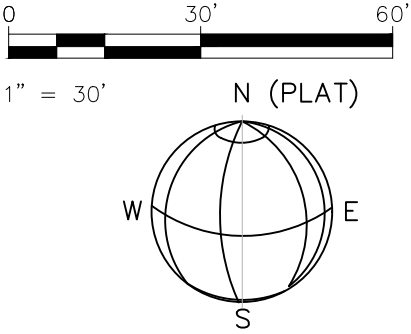
3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

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.

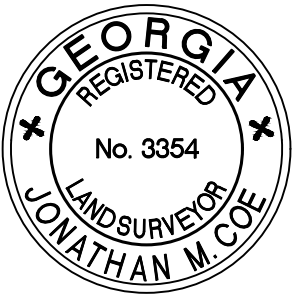
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- OTP OPEN TOP PIPE
- CTP CRIMP TOP PIPE
- RB STEEL REBAR
- SW SIDE WALK
- BOLLARD
- 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
- CONCRETE PAD



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

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REPRODUCED, PUBLISHED OR
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SURVEYOR

REFERENCE: PB 12 PG 121
PB 223 PG 42
DB 28264 PG 390

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

SURVEY DATA:

TYPE OF SURVEY: TOPOGRAPHIC
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: DB 28264 PG 390
PROPERTY OWNER AT TIME OF SURVEY:
ALLIED PROPERTY GROUP, LLC
PARCEL NUMBER: 18-002-06-017

NORTH PROPERTY LINE IS BEARING BASIS
FROM PB 223 PG 42; VERTICAL DATUM ASSUMED FROM
DEKALB COUNTY GIS

TOTAL AREA: 13,041 SQ FT, 0.299 AC

CALCULATED PLAT CLOSURE: 1:61,556

FIELD DATA:

DATE OF FIELD SURVEY 2-26-2018, 3-13-2018

THE CALCULATED POSITIONAL TOLERANCE BASED ON
REDUNDANT LINEAR MEASUREMENTS OF OBSERVED
POSITIONS WAS FOUND TO BE 0.040 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION

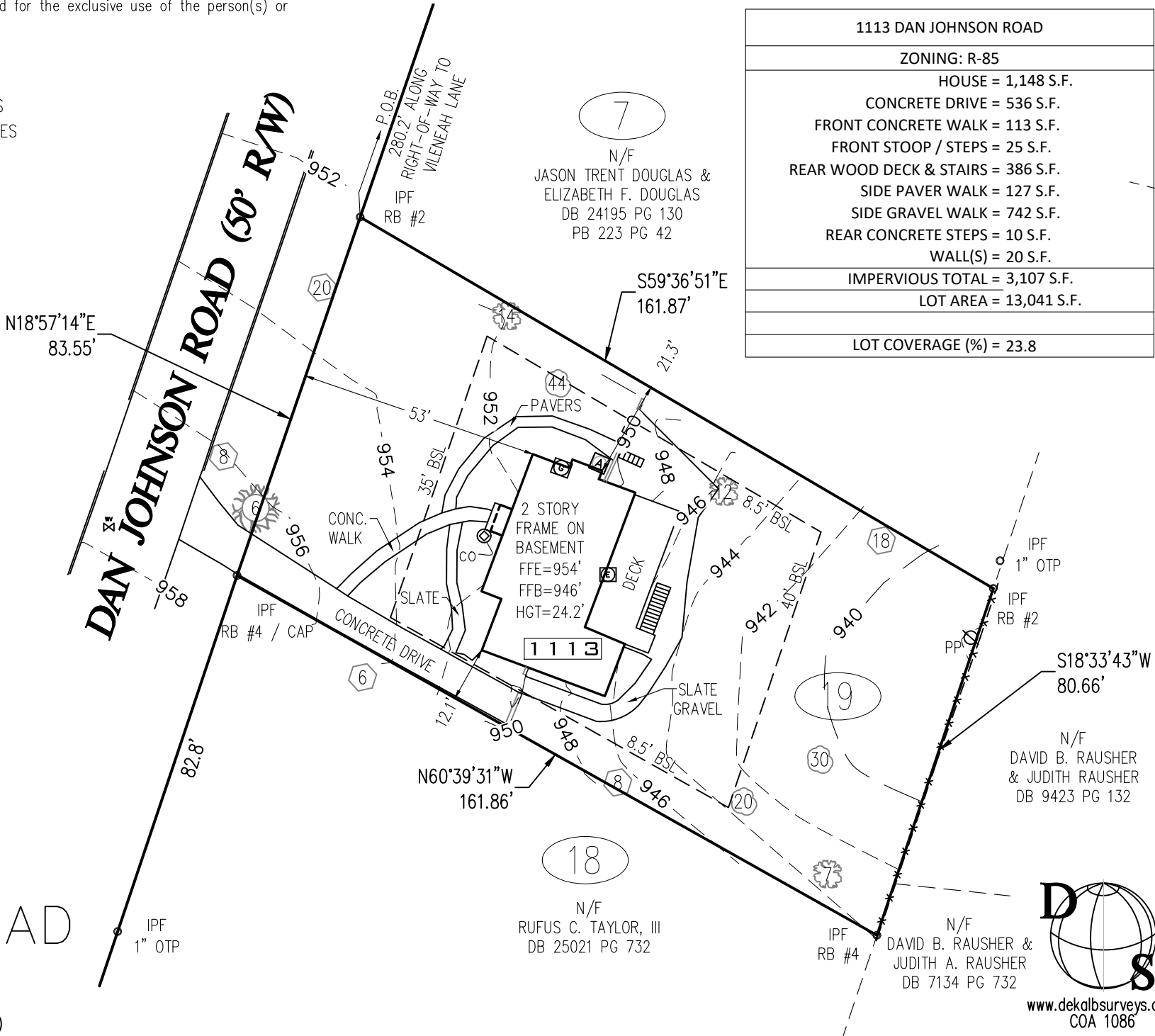
BOUNDARY & TOPOGRAPHIC SURVEY FOR
PETER NELSON
LOT 19, DAN JOHNSON ESTATE SUBDIVISION

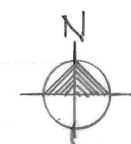
1113 DAN JOHNSON ROAD

DEKALB COUNTY, GEORGIA
LAND LOT 2, DIST 18

DATE: MARCH 14, 2018; REVISED MAY 25, 2021 (UPDATE)

- TREE SYMBOLS
X = DIAMETER IN INCHES
- OAK
 - HARDWOOD
 - MAGNOLIA
 - DOGWOOD





1
A-0.1

A-0.1	ALICE JOHNSON - DESIGN		NELSON RESIDENCE		Date	GARAGE		NOT ISSUED FOR CONSTRUCTION		
	1403 EMORY ROAD, NE		1113 DAN JOHNSON ROAD		9/24/21	HPC Application		ajd# - 202111		
	ATLANTA, GA 30306		Atlanta, GA 30307							
	This drawing is the property of ALICE JOHNSON - DESIGN and is not to be reproduced or copied in whole or part except under the premises of this site and project.									

30 YR APPL. SHINGLES

FIXED WINDOW BY JELD-WEN - WOOD W PERM. AFFIXED MULLIN BARS & EXT.

CEMENTITIOUS FINISH/SOFFIT & CASING TO MATCH EX. HOUSE

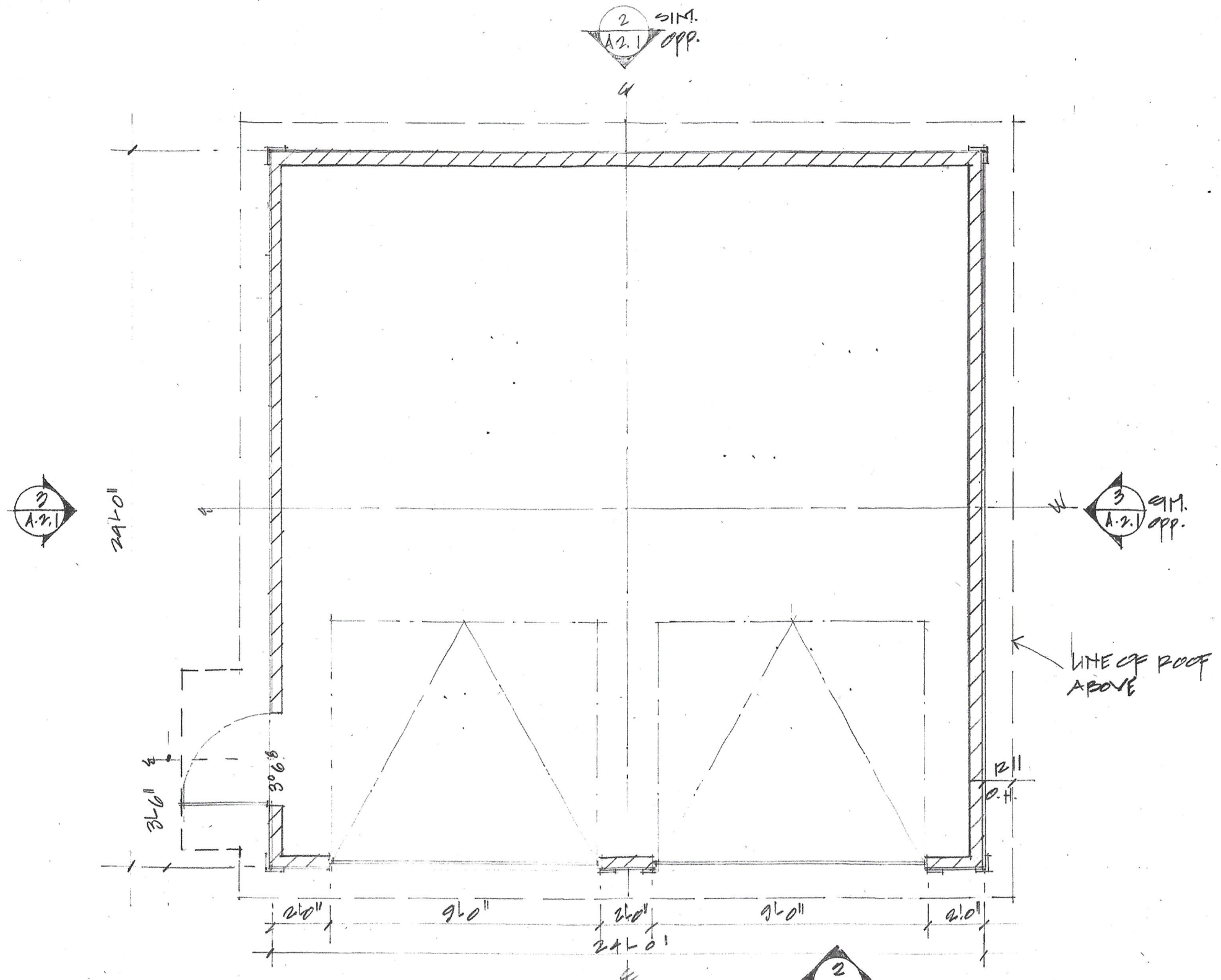
SCAFF.

6'0"

CEMENTITIOUS SIDING

9'0" x 8'0" GARAGE DOOR - CARRIAGE HOUSE STYLE

3 PROPOSED SIDE ELEVATION
A-2.1 1/4" = 1'-0"

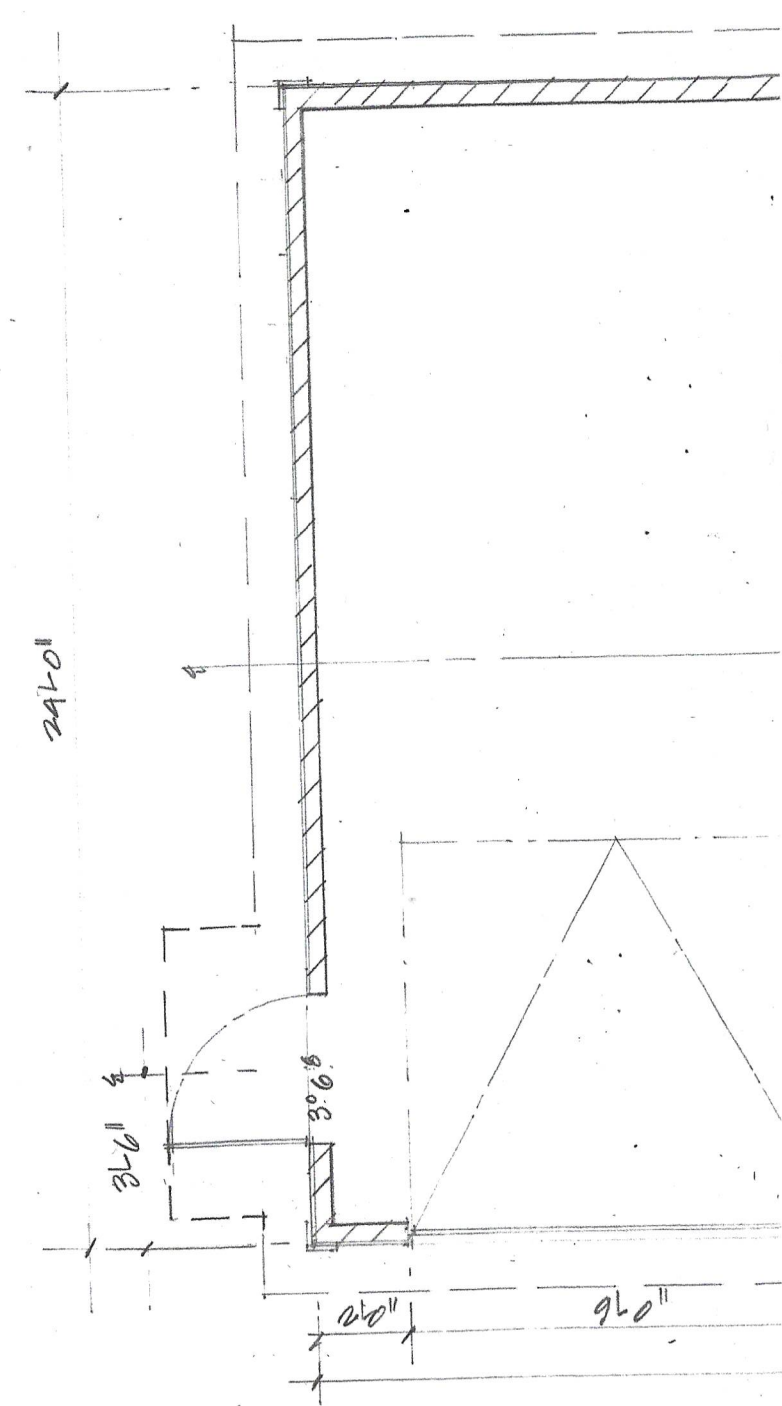
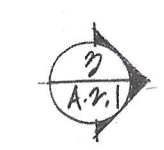
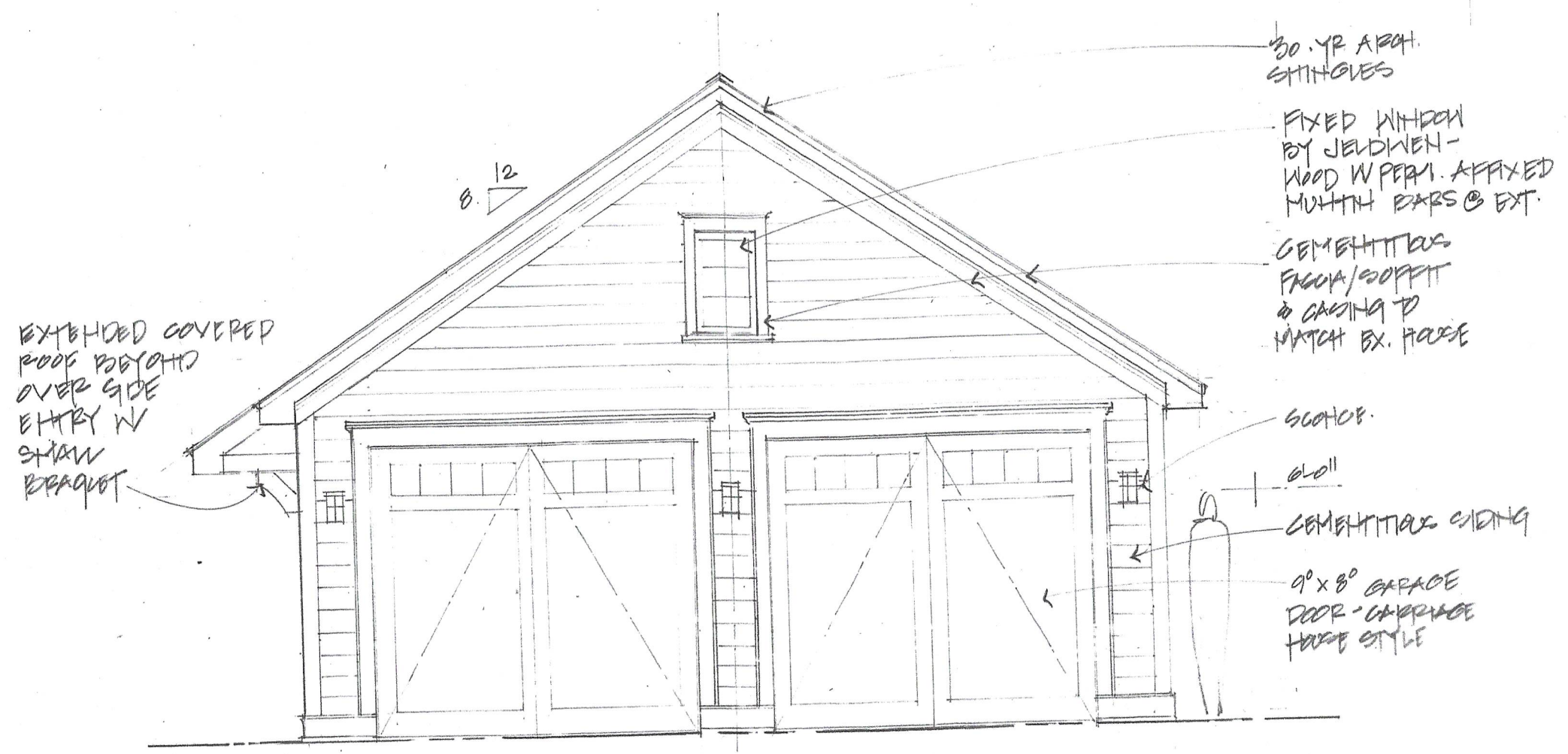


1 PROPOSED GARAGE PLAN
A-2.1 1/4" = 1'-0"

ALICE JOHNSON - DESIGN		NELSON RESIDENCE	Date	GARAGE
1403 EMORY ROAD, NE		1113 DAN JOHNSON ROAD	9/24/21	HPC App
ATLANTA, GA 30306		Atlanta, GA 30307		
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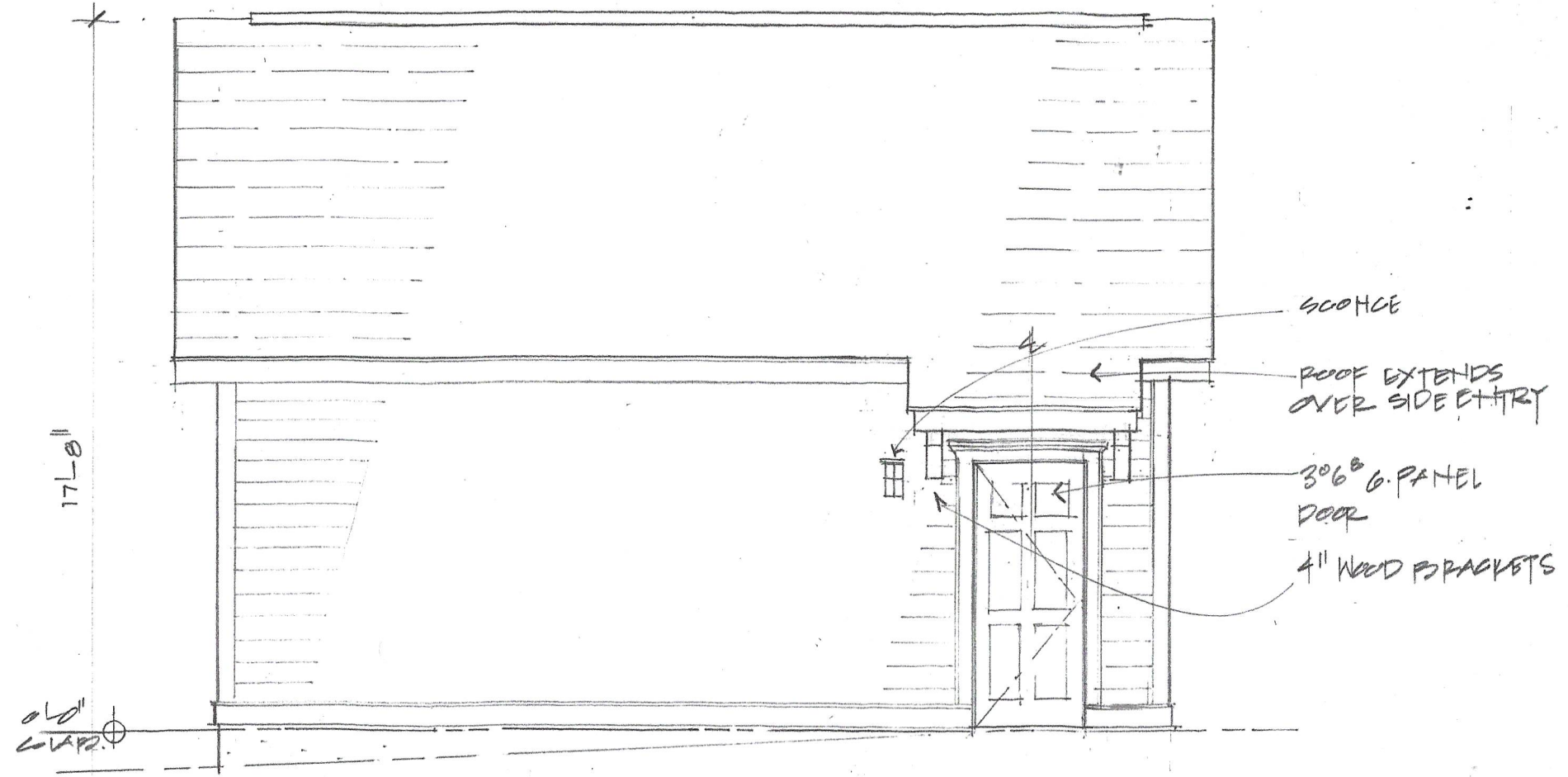
A-2.1

A-2.1 1/4" = 1'-0"

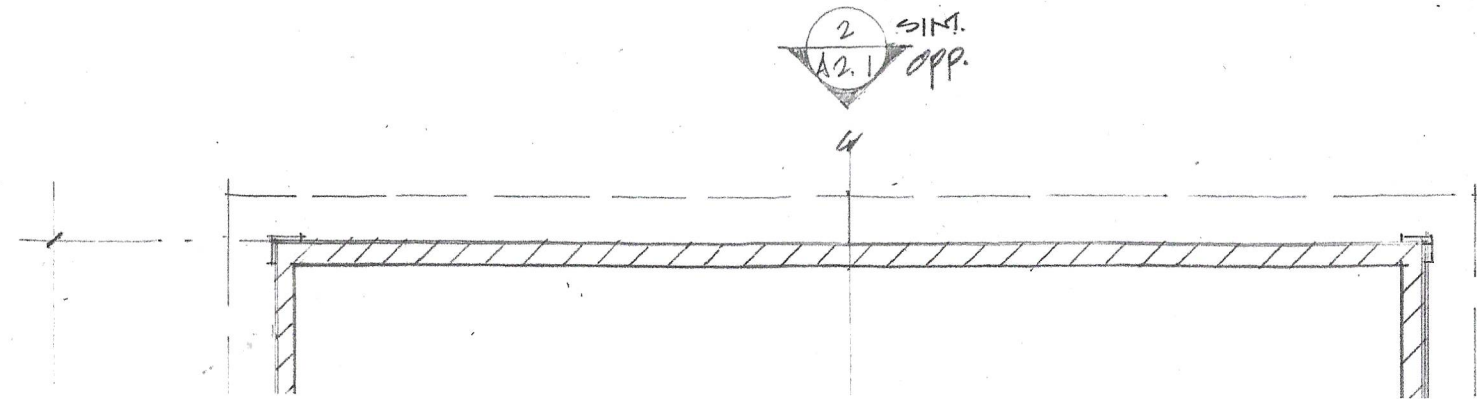


2 PROPOSED FRONT ELEVATION
A-2.1 1/4" = 1'-0"

1 PROPOSED GARAGE
A-2.1 1/4" = 1'-0"



3 PROPOSED SIDE ELEVATION
A-2.1 1/4" = 1'-0"



ESIDENCE	Date	GARAGE	NOT ISSUED FOR CONSTRUCTION
INSON ROAD	9/24/21	HPC Application	aid# - 202111
A 30307			

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