

**RECEIVED****By Danielle McKissic at 8:18 am, Oct 27, 2022**404.371.2155 (o)  
404.371.4556 (f)  
CountyGa.gov178 Sams Street  
Decatur, GA 30030Chief 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: 1302 Oxford Rd NE, Atlanta GA 30306Applicant: Adrienne M Wells E-Mail: adriennewells@bellsouth.netApplicant Mailing Address: 1302 Oxford Rd NE  
Atlanta GA 30306Applicant Phone(s): 404-388-6382 Fax: \_\_\_\_\_Applicant's relationship to the owner: Owner ☒ Architect: ☐ Contractor/Builder ☐ Other ☐Owner(s): Adrienne Wells E-Mail: see aboveOwner(s) Mailing Address: See aboveOwner(s) Telephone Number: 404-388-6382Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1929

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 documents  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Adrienne M Wells 9/27/22  
Signature of Applicant/Date

Revised 10/5/2020

**Application for Certificate of Appropriateness**  
**1302 Oxford Rd NE**  
**Description of Proposed Work**

***Note: This COA application was originally submitted August 18, 2021 and approved on October 5, 2021. Delays in receiving the required building permit prevented construction from commencing within 12 months of the date of approval. Therefore, I am applying for a new/renewal certificate.***

Hardscaping in back yard

The existing 28' x 20' concrete slab will be reduced in size by removing 211 square feet of concrete to create a smaller less boxy patio area. The remaining concrete will be topped with irregular tan/brown flagstone.

A stone veneer and cap will be added to an existing free standing brick wall. A second free standing seat wall and columns with stone veneer and caps will be added on the opposite side of the patio.

Hardscaping side and front yard

Repair and refinish existing concrete edge bordering front and side yard with stucco.

Landscaping of back, side, and front yards

All plants have been selected by a professional landscaper to match the era, design, and specific needs of the property in accordance with the Druid Hills Historic Preservation design guidelines.

**From:** [ADRIENNE WELLS](#)  
**To:** [McKissic, Danielle A](#)  
**Subject:** Fw: COA Application - 1302 Oxford Road NE  
**Date:** Wednesday, November 9, 2022 4:42:21 PM  
**Attachments:** [COA 1302 Oxford Rd Ne 11.09.22.docx](#)

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**\*\* WARNING:** The sender of this email could not be validated and may not match the person in the "From" field. **\*\***

sorry - here is the attachment

----- Forwarded Message -----

**From:** ADRIENNE WELLS <adriennewells@bellsouth.net>  
**To:** McKissic, Danielle A <damckissic@dekalbcountyga.gov>  
**Sent:** Wednesday, November 9, 2022, 04:39:25 PM EST  
**Subject:** Re: COA Application - 1302 Oxford Road NE

Danielle,

The zoning board approved my appeal for lot coverage variance dependent on HPC re-approval of my COA at the November 14 meeting. Toward that end, I'm attaching an updated description of proposed work that mirrors the original COA. As we discussed previously, I had modified the COA submitted for the November 14 as the zoning appeal had not been heard at the time the COA application was submitted.

Adrienne

On Thursday, October 27, 2022, 12:06:39 PM EDT, McKissic, Danielle A <damckissic@dekalbcountyga.gov> wrote:

I can include your email explanation with the summary I provide to the HPC before the meeting. Thank you for clarifying.

Danielle

**Danielle McKissic, MHP**

Senior Planner – Historic Preservation

[DeKalb County Department of Planning & Sustainability](#)

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**From:** ADRIENNE WELLS <adriennewells@bellsouth.net>  
**Sent:** Thursday, October 27, 2022 11:30 AM  
**To:** McKissic, Danielle A <damckissic@dekalbcountyga.gov>  
**Subject:** Re: COA Application - 1302 Oxford Road NE

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Good morning Danielle,

The pergola was dropped from my plans due to cost considerations. The extension of the brick wall may be dropped and the dimensions of the added brick wall modified depending on the outcome of my zoning appeal hearing on November 9. Would it be better if I resubmit the original proposed work description with the pergola crossed out and update/amend the work description after the zoning appeal if necessary?

Thanks

Adrienne

On Thursday, October 27, 2022, 08:49:07 AM EDT, McKissic, Danielle A  
<[damckissic@dekalbcountyga.gov](mailto:damckissic@dekalbcountyga.gov)> wrote:

Good morning Adrienne,

Thank you for sending over all of your application materials. I wanted to confirm that the proposed work is the same. I noticed that in the new narrative, pergola construction is no longer mentioned and the extension of the brick wall is no longer mentioned. Can you advise?

Thank you,

**Danielle McKissic, MHP**

Senior Planner – Historic Preservation

[DeKalb County Department of Planning & Sustainability](#)

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**From:** Plansustain <[plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)>



**Sent:** Wednesday, October 26, 2022 8:05 PM  
**To:** McKissic, Danielle A <[damckissic@dekalbcountyga.gov](mailto:damckissic@dekalbcountyga.gov)>  
**Cc:** Cullison, David <[dccullis@dekalbcountyga.gov](mailto:dccullis@dekalbcountyga.gov)>  
**Subject:** FW: COA Application - 1302 Oxford Road NE

Assistance needed.

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**From:** ADRIENNE WELLS <[adriennewells@bellsouth.net](mailto:adriennewells@bellsouth.net)>  
**Sent:** Wednesday, October 26, 2022 3:01 PM  
**To:** Plansustain <[plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)>  
**Subject:** COA Application - 1302 Oxford Road NE

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Please find attached a COA application and supporting documentation for consideration at the November 14, 2022 HPC Meeting.

Adrienne Wells  
1302 Oxford Road NE  
Atlanta, GA 30306  
404-388-6382

**Application for Certificate of Appropriateness**  
**1302 Oxford Rd NE**  
**Description of Proposed Work (REVISED 11.9.2022)**

Hardscaping in back yard, not visible from street

Modification of existing 28' x 20' concrete slab to create smaller patio area. 211 square feet of concrete to be removed and the remaining portion topped with irregular tan/brown flagstone.

To an existing brick wall that is 18" tall and runs 4 linear feet, 4.5 linear feet will be added. A stone veneer and cap will be added to create a seat wall. An additional 18" high seat wall running 10 linear feet will be added on the opposite side of the patio and will also have stone veneer and cap. The columns will be created of the same materials as the walls and will be 28"-30" tall.

~~Addition of an 8' x 20' pergola in the northwest corner of the patio.~~

Hardscaping side and front yard

Repair and refinish existing concrete edge bordering front and side yard with stucco.

Landscaping of back, side, and front yards

All plants have been selected by a professional landscaper to match the era, design, and specific needs of the property in accordance with the Druid Hills Historic Preservation design guidelines.

Z:\PROJECTS\22-500-755 ADRIENNE WELLS SURVEY & SITE PLAN 1302 OXFORD RD NE ATLANTA\PROJECT DRAWINGS\SITE PLAN\_8-10-22.DWG

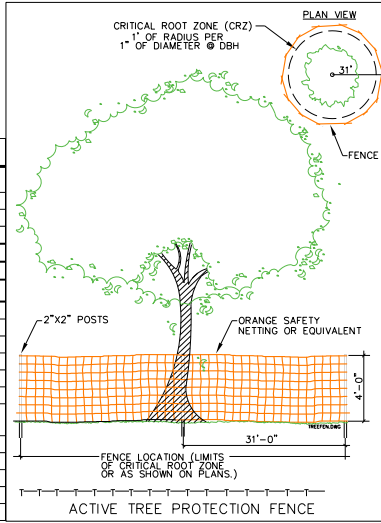


Proposed Impervious Calculations		
Tax Parcel #	18 054 09 042	
Lot Size S.F.	10,837.00	
Lot Size Acres	0.249	
Percentage of Lot Coverage	36.59%	
Breakdown of Proposed & Existing Impervious Coverage		
Ex. House	1,680.61	
Ex. Carport	340.83	
Ex. Concrete Driveway	859.14	
Prop. Demo Concrete Driveway	-211.00	
Ex. Freestanding Brick Wall	14.69	
Prop. Seat Wall	17.57	
Ex. Concrete Sidewalk & Stairs	630.25	
Prop. Stepping Stones 24"x24"	52.00	
Ex. Covered Porch(s) & Deck	405.57	
Ex. CMU Retaining Wall(s)	73.01	
*Calculated portion on property		
Ex. Concrete Flume	11.32	
Ex. A/C Units	17.32	
Ex. Misc. Concrete	74.08	
Total In Square Feet	3,965.39	

NOTES:

- BOUNDARY INFORMATION TAKEN FROM RETRACEMENT BOUNDARY & EXISTING CONDITIONS SURVEY BY: ABE CONSULTING, INC. DATED: 7-8-22.
- BUILDING SETBACKS ARE AS FOLLOWS PER COUNTY ZONING:  
FRONT: 30'  
SIDE: 7.5'  
REAR: 40'  
ZONING: R-75 (RESIDENTIAL MEDIUM LOT-75)  
OVERLAY DISTRICT: DRUID HILLS  
HISTORIC DISTRICT: DRUID HILLS  
MAX. MAIN BUILDING HEIGHT: 35'  
MAX. ACCESSORY BUILDING HEIGHT: 24'  
BUILDING HEIGHT: EXISTING. NO CHANGES PROPOSED  
EAVE HEIGHT: EXISTING. NO CHANGES PROPOSED  
FOUNDATION TYPE: EXISTING BASEMENT. NO STRUCTURAL CHANGES PROPOSED.  
EXISTING LOT COVERAGE: 37.90% (SEE TABLE)  
PROPOSED LOT COVERAGE: 36.59% (SEE TABLE)
- DRIVEWAY IS EXISTING. NO CHANGES PROPOSED. IF CHANGED, PERMIT WILL BE REQUIRED.
- EXISTING TREES WITHIN RIGHT-OF-WAY: AS SHOWN & LABELED. TREES WILL NOT BE DISTURBED.
- EXISTING TREES ON SITE: AS SHOWN & LABELED. TREES WILL NOT BE DISTURBED. TREE PROTECTION MEASURES FOR CRITICAL ROOT ZONE: 4' ORANGE TREE PROTECTION FENCING INSTALLED AT 1' PER INCH DBH.
- PROPOSED LANDSCAPING AREAS HATCHED. SEE PLANTING PLAN BY CITY GARDEN CO. FOR DETAILS.
- PROPOSED STAGING AREAS: EXISTING DRIVEWAY, AS SHOWN.
- CONCRETE WASHOUT: N/A (ONLY BAGGED CONCRETE WILL BE USED FOR NEW WALL FOOTING)
- TOTAL DISTURBED AREA: 4,040.85 S.F. / 0.09 ACS.
- 2' TOPO INFORMATION OBTAINED FROM: 2018-2019 USGS LIDAR; GA STATEWIDE. NOAA DIGITAL COAST DATA.

Existing Impervious Calculations		
Tax Parcel #	18 054 09 042	
Lot Size S.F.	10,837.00	
Lot Size Acres	0.249	
Percentage of Lot Coverage	37.90%	
Breakdown of Existing Impervious Coverage		
House	1,680.61	
Carport	340.83	
Concrete Driveway	859.14	
Freestanding Brick Wall	14.69	
Concrete Sidewalk & Stairs	630.25	
Covered Porch(s) & Deck	405.57	
CMU Retaining Wall(s)	73.01	
*Calculated portion on property		
Concrete Flume	11.32	
A/C Units	17.32	
Misc. Concrete	74.08	
Total In Square Feet	4,106.82	



PROJECT DATA:  
OWNER &  
24-HR. CONTACT: ADRIENNE M. WELLS  
1302 OXFORD ROAD NE  
ATLANTA, GA 30306-2427  
PHONE: 404-388-6382  
EMAIL: ADRIENNEWELLS@BELLSOUTH.NET

CONTRACTOR: DANIELLE CALENTI  
CITY GARDEN COMPANY, LLC.  
1720 S. LUMPKIN STREET  
ATHENS, GA 30606  
PHONE: 706-202-6813  
EMAIL: OFFICE@CITYGARDENCO.COM

ENGINEER &  
AUTHORIZED AGENT: ABE CONSULTING, INC.  
2410 HOG MOUNTAIN, SUITE 103  
WATKINSVILLE, GA 30677  
CONTACT: ABE ABOUHAMMAN, P.E. FASCE  
PHONE: 706-613-8900  
EMAIL: ABE@ABECONSULTINGINC.COM

- WATER SUPPLY: COUNTY WATER SERVICE.
- SEWAGE DISPOSAL: COUNTY SEWER SERVICE.
- THERE ARE NO KNOWN ENVIRONMENTAL AREAS ON THIS SITE.

**BE CONSULTING INC.**

COMPREHENSIVE ENGINEERING SERVICES:

- CIVIL ENGINEERING ■ WETLAND & SOIL MAPPING
- LAND SURVEYING ■ CONSTRUCTION STAKING
- LANDSCAPE ARCHITECTURE ■ LAND PLANNING
- SOIL MAPPING & SEPTIC SYSTEMS
- WETLAND & ENVIRONMENTAL MONITORING

2410 HOG MOUNTAIN ROAD, SUITE 103  
WATKINSVILLE, GA 30677  
706-613-8900 ■ 706-425-9631 (FAX)  
abe@abeconsultinginc.com  
www.ABEconsultinginc.com

Site Plan For:

**Adrienne Wells**

**1302 OXFORD ROAD NE**  
ATLANTA, GEORGIA - DEKALB COUNTY  
LAND LOTS 53 & 54 - 18th DISTRICT

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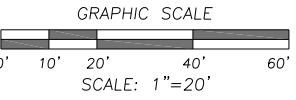
TOTAL PROJECT AREA: 0.249 ACRES  
TAX PARCEL #: 18 054 09 042  
EXISTING ZONING: R-75

DATE PREPARED: 8-10-22

PROJECT #: 22-500-755

9-26-22

REVISIONS	DATE
REV. PER CLIENT	8-25-22
REV. PER CLIENT	9-9-22
REV. PER ZONING OFFICE	9-26-22



SHEET # 1

1

RECORD NORTH (PB 7, PG 77)









