



DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

178 Sams Street
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: 1329 Springdale Rd.

Applicant: Karen Soorikian E-Mail: karen@soorikianarchitecture.com

Applicant Mailing Address: 219 Fairfield St Decatur, GA 30030

Applicant Phone(s): 404-723-0927 Fax: _____

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

Owner(s): Ashley Orr E-Mail: r.ashteyorr@gmail.com

Owner(s) Mailing Address: 1329 Springdale Rd, NE, Atlanta, GA 30306

Owner(s) Telephone Number: (404) 895-2372

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 94 yo 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:

Proposing fenestration changes and Picture window
bay at a non-historic connector between the
original portion of the home and a non-historic
addition

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.

2/21/2022

Signature of Applicant/Date

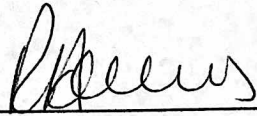
Revised 10/5/2020

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, Reginald Ashley Orr
being owner(s) of the property at 1329 Springdale Road
hereby delegate authority to Karee Jonikiew
to file an application for a certificate of appropriateness in my/our behalf.


Signature of Owner(s)

2-23-23
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.

1329 Springdale Road - Existing and Proposed Conditions



Current front of home. There is no change for this elevation.



View looking along drive toward rear addition. Existing historic side porch obscures the rear room addition from the right of way at the drive.



View of non-historic connector adjacent to rear corner of original historic portion of house. This photo shows how far set back the connector sits in relation to this original corner of the home.



View of connector in relation to the non-historic rear room addition.



We are proposing custom metal frame doors with sidelites similar to what you see in the image to the left. This image depicts the idea of a bluestone patio to a glassed in connector with dine in area. The photo above shows an image of the dining area with bench seating as we are proposing for the new picture window bay.

SURVEYOR'S CERTIFICATION

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, plans, or other instruments which created the parcel or parcels are stated herein. 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.



Virgil F. Gaddy, Jr. GA PLS # 2661

1/21/23
DATE

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

LOT COVERAGE CALCULATIONS (IN Sq.Ft.):

LOT AREA = 13,421

DWELLING AREA = 1,995

DRIVEWAY/WALKWAY = 790

PORCH/STEPS = 300

PEA GRAVEL/BRICK BORDER/ROCK BORDER = 845

CONCRETE = 34

STORAGE/SHEDS (2X) = 243

TOTAL IMPERVIOUS AREA = 4,207

LOT COVERAGE = 31.3%

LEGEND

IPS	IRON PIN SET
RBF	1/2" REBAR
RBF	REBAR FOUND
CTF	CRAMP TOP FOUND
OTF	OPEN TOP FOUND
JB	JUNCTION BOX
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
P	PROPERTY LINE
CB	CATCH BASIN
HW	HEADWALL
SMH	SEWER MANHOLE
X	FENCE
L.L.	LAND LOT LINE
O.L.L.	ORIGINAL LOT LINE
D.E.	DRAINAGE EASMT.
S.E.	SEWER EASMT.
U.E.	UTILITY EASMT.
C.L.	CHAIN LINK
PP	POWER POLE
DI	DRAINAGE
LP	LIGHT POLE
Q	EDGE OF PAVEMENT CENTERLINE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,581 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 308,318 FEET.

A LEICA TS13 03" R500 TOTAL STATION WAS USED TO OBTAIN ANGULAR AND LINEAR MEASUREMENTS.

GRID LOCATION & TOPOGRAPHIC DATUM OBTAINED USING A DUAL FREQUENCY LEICA GS14 RECEIVER AND GEORGIA LEICA RTK NETWORK. DATUM = NAVD88.

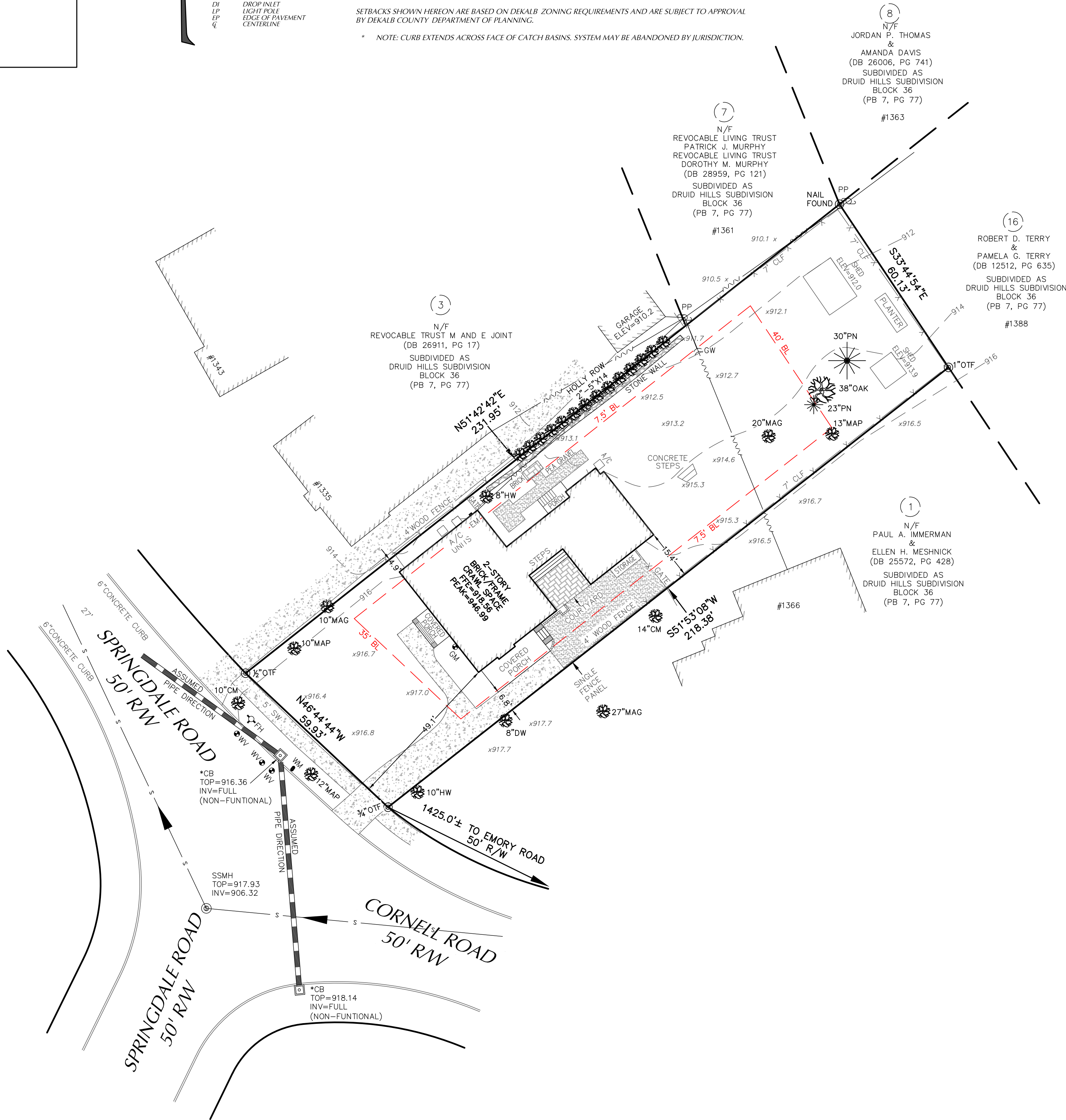
THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER DEKALB COUNTY FLOOD INSURANCE RATE MAP #13089C0062K, EFFECTIVE DATE: 8/15/2019

AREA = 0.31 ACRE

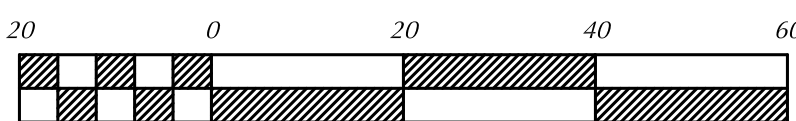
PROPERTY ZONED: R-75 (DRUID HILLS HISTORIC DISTRICT OVERLAY)

SETBACKS SHOWN HEREON ARE BASED ON DEKALB ZONING REQUIREMENTS AND ARE SUBJECT TO APPROVAL BY DEKALB COUNTY DEPARTMENT OF PLANNING.

* NOTE: CURB EXTENDS ACROSS FACE OF CATCH BASINS. SYSTEM MAY BE ABANDONED BY JURISDICTION.



GRAPHIC SCALE



1 INCH = 20 FEET

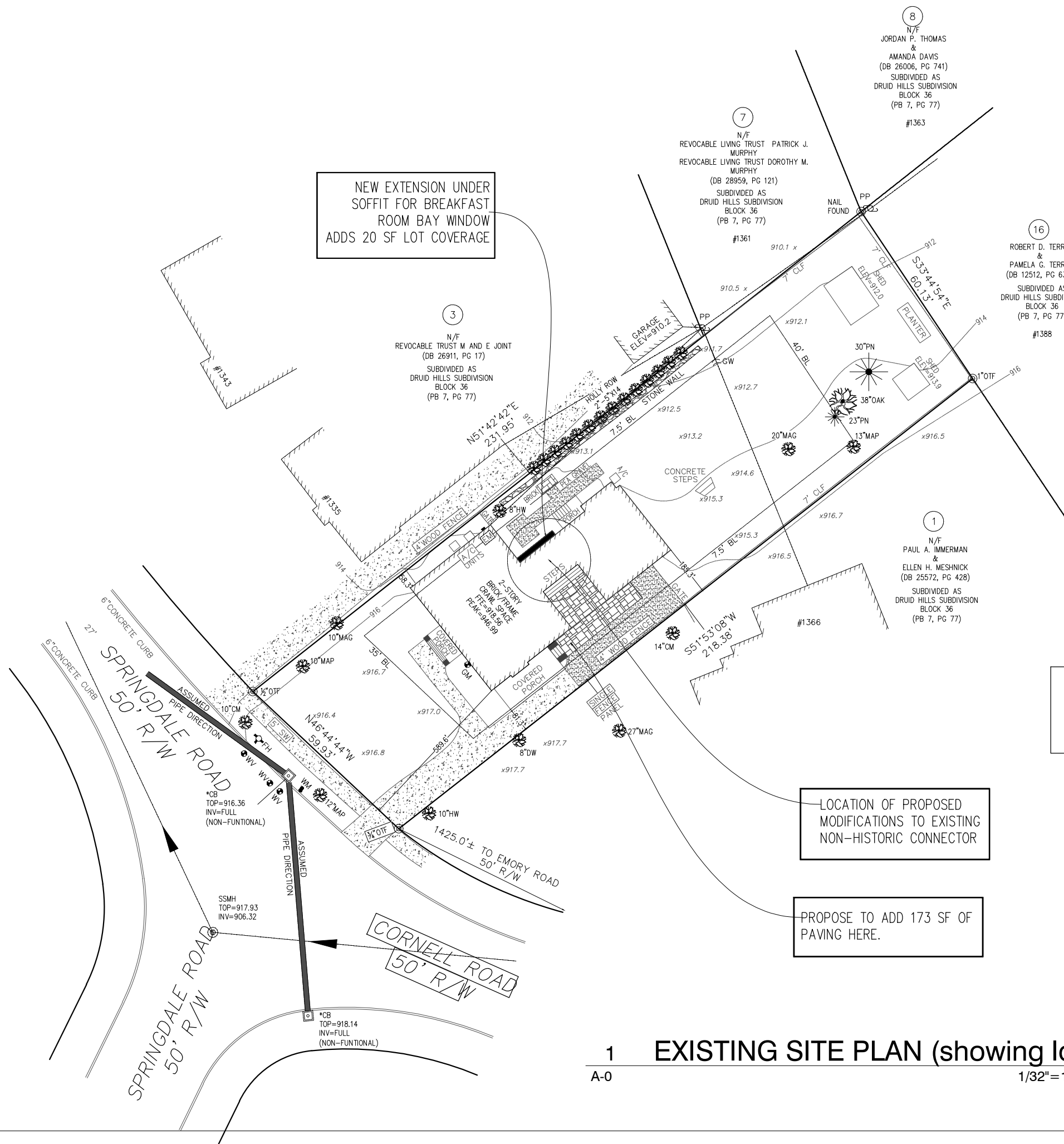
PROJECT NUMBER
JWH-23-001

BY FIELD
TDC
01-31-23
02-01-23



GADDY SURVEYING
& DESIGN, INC.
1329 SPRINGDALE ROAD
LOT 2 - BLOCK 36
DRUID HILLS SUBDIVISION
PLAT BOOK 7, PAGE 27
LAWRENCEVILLE, GEORGIA 30044
PHONE - (770) 931-5920
FAX - (770) 931-5903
L.S. CERTIFICATE OF AUTHORIZATION #LS001014
P.E. CERTIFICATE OF AUTHORIZATION #PE005450

TOPOGRAPHIC SURVEY FOR:
ORR LIVING TRUST
#1329 SPRINGDALE ROAD
LOT 2 - BLOCK 36
DRUID HILLS SUBDIVISION
PLAT BOOK 7, PAGE 27
LAND LOT 54 - 18TH DISTRICT
DEKALB COUNTY, GEORGIA



NEW EXTENSION UNDER
SOFFIT FOR BREAKFAST
ROOM BAY WINDOW
ADDS 20 SF LOT COVERAGE

PROPOSED ADDITION OF 193 TOTAL IMPERVIOUS.
THIS IS ADDING 1.4 % ADDITIONAL TO EXISTING
FOR A PROPOSED TOTAL IMPERVIOUS CALCULATION
OF 32.7 %

LOCATION OF PROPOSED
MODIFICATIONS TO EXISTING
NON-HISTORIC CONNECTOR

PROPOSE TO ADD 173 SF OF
PAVING HERE.

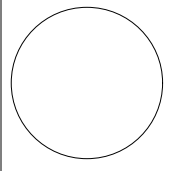
1
A-0
EXISTING SITE PLAN (showing location of proposed work)
1/32" = 1'-0"

219 Fairfield Street
Decatur, GA 30030
Phone: 404-723-0927
karen@soorikianarchitecture.com

SOORIKIAN
ARCHITECTURE

ORR RESIDENCE
1329 SPRINGDALE RD., NE ATLANTA, GA 30306

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of service, is and shall remain
the property of the architect
and shall not be reproduced,
published or used in any way
without the permission of the
architect.
The Contractor shall verify all
dimensions and existing
conditions of the site before
proceeding with each phase
of the work.

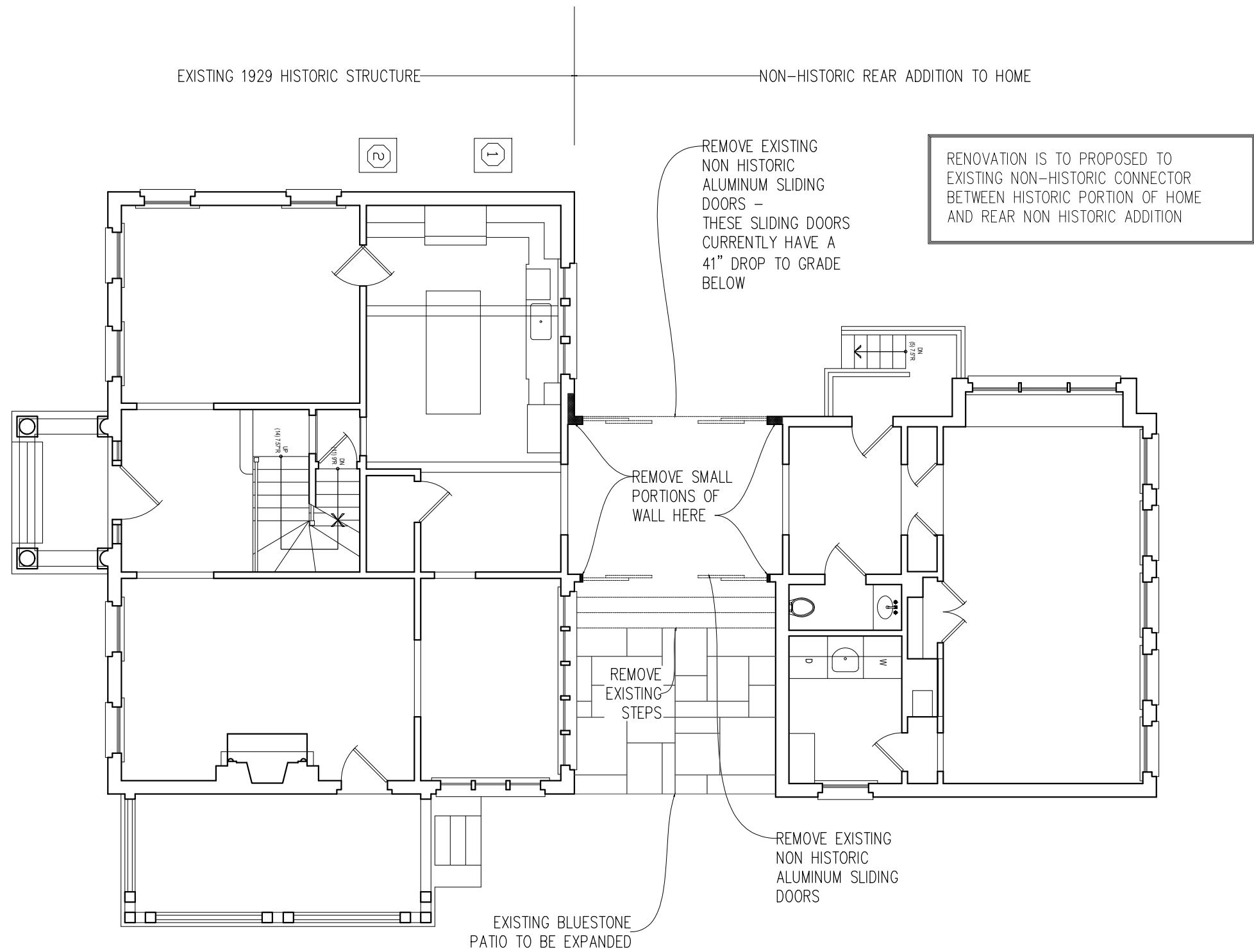


EXISTING
SITE PLAN
(to show location
of proposed work)

Date: 02-24-2023
Revisions: REV

Job Number: 23-04
Scale: 1/32" = 1'-0"
Drawn: KBS
Checked: KBS

A-0



1 EXISTING MAIN LEVEL PLAN (with demolition notes)

A-1 1/8"=1'-0"

219 Fairfield Street
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EXISTING
MAIN LEVEL
PLAN (with
demolition notes)

Date: 02-24-2023

Revisions: REV

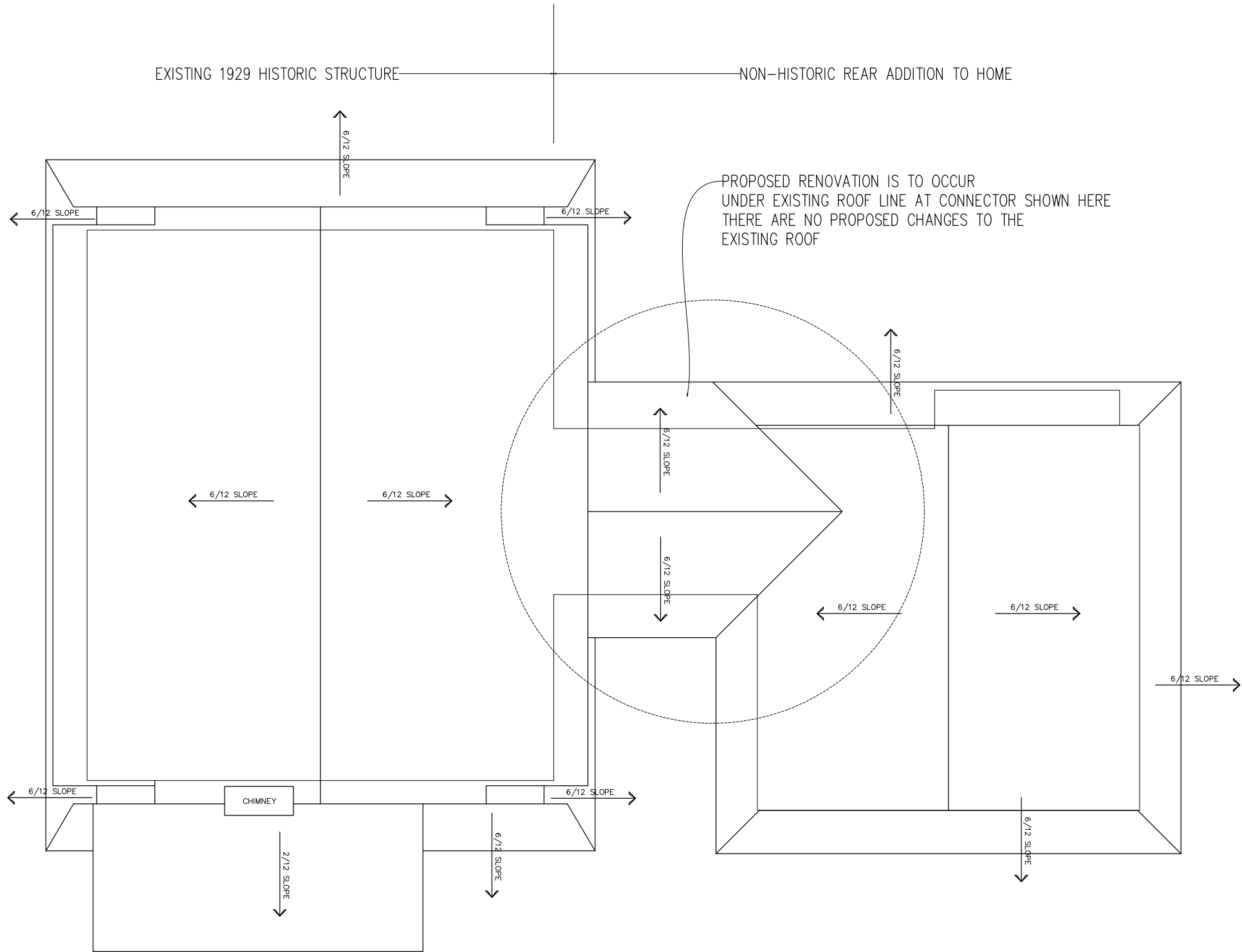
Job Number: 23-04

Scale: 1/8"=1'-0"

Drawn: KBS

Checked: KBS

A-1



1
A-2

EXISTING ROOF PLAN

1/8" = 1'-0"

219 Fairfield Street
Decatur, GA 30030
Phone: 404-723-0927
karen@soorikianarchitecture.com

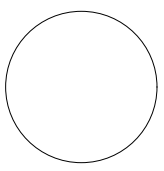
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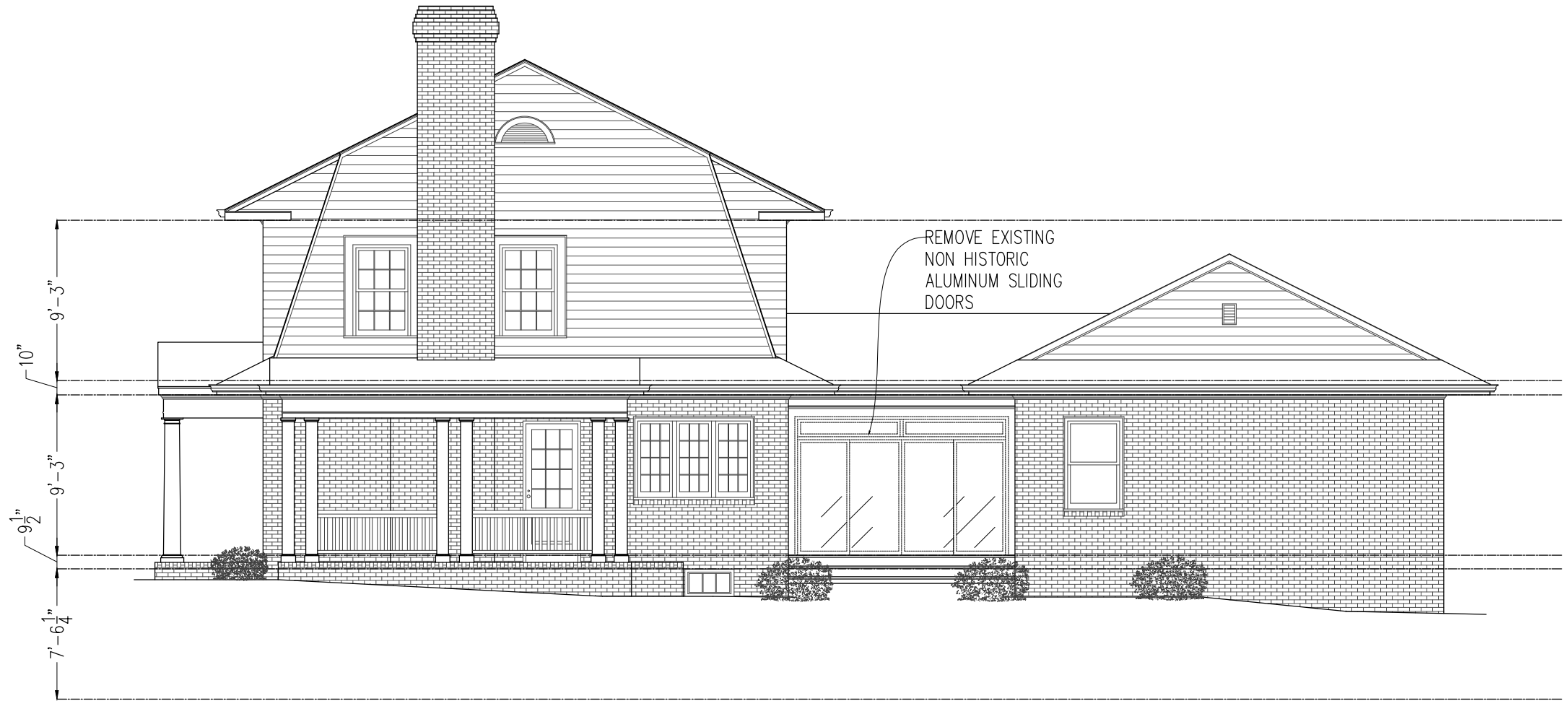


EXISTING
ROOF
PLAN

Date: 02-24-2023
Revisions: REV

Job Number: 23-04
Scale: 3/8" = 1'-0"
Drawn: KBS
Checked: KBS

A-2



1
A-3

EXISTING DRIVEWAY SIDE ELEVATION

1/8" = 1'-0"

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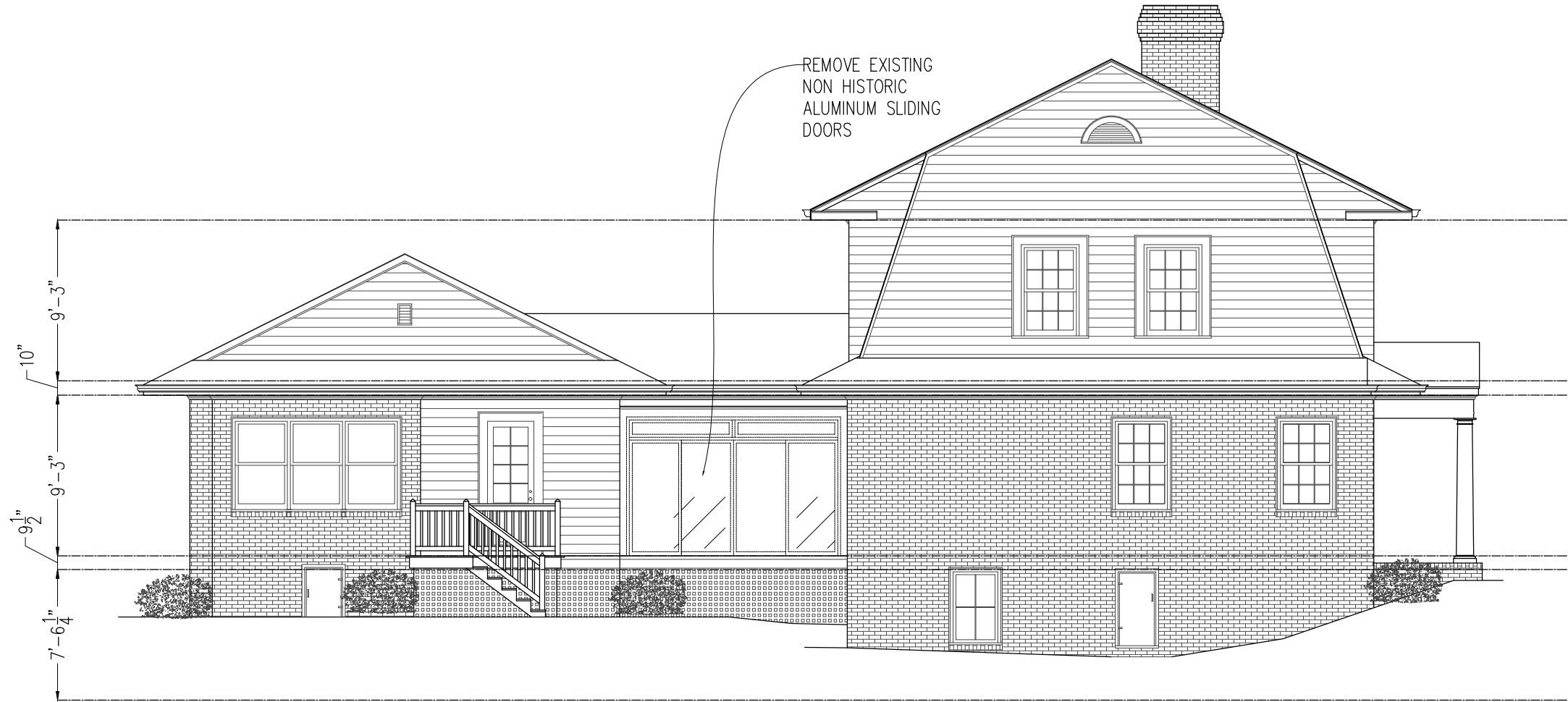
The Contractor shall verify all dimensions and existing conditions of the site before proceeding with each phase of the work.

EXISTING
DRIVEWAY
SIDE ELEVATION

Date: 02-24-2023
Revisions: REV

Job Number: 23-04
Scale: 1/8" = 1'-0"
Drawn: KBS
Checked: KBS

A-3



1 EXISTING YARD SIDE ELEVATION
A-4 1/8" = 1'-0"

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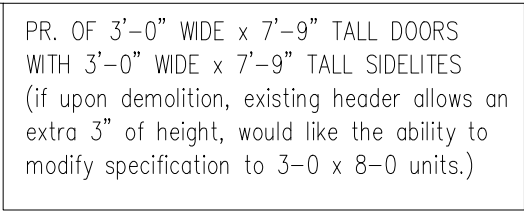
The Contractor shall verify all dimensions and existing conditions of the site before proceeding with each phase of the work.

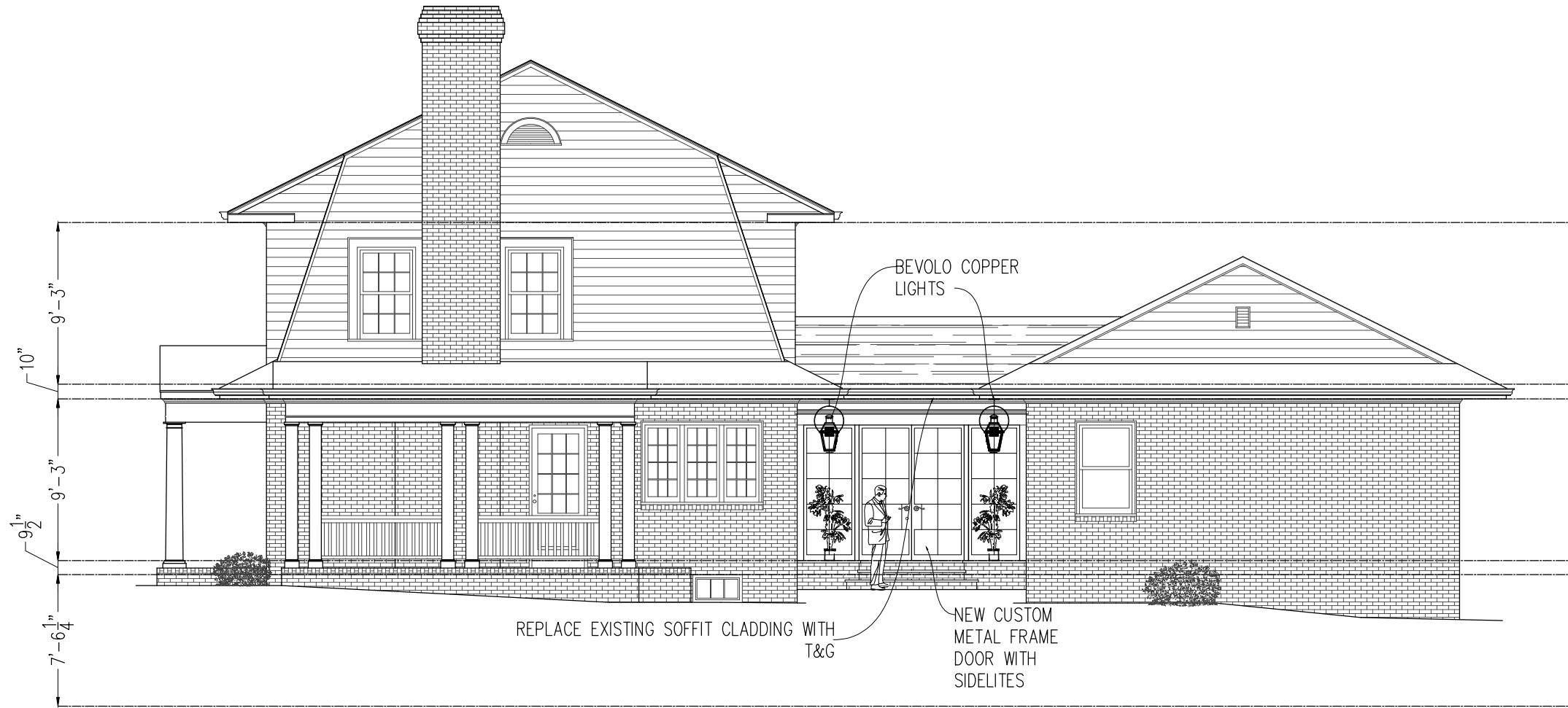
EXISTING
YARD SIDE
ELEVATION

Date: 02-24-2023
Revisions: REV

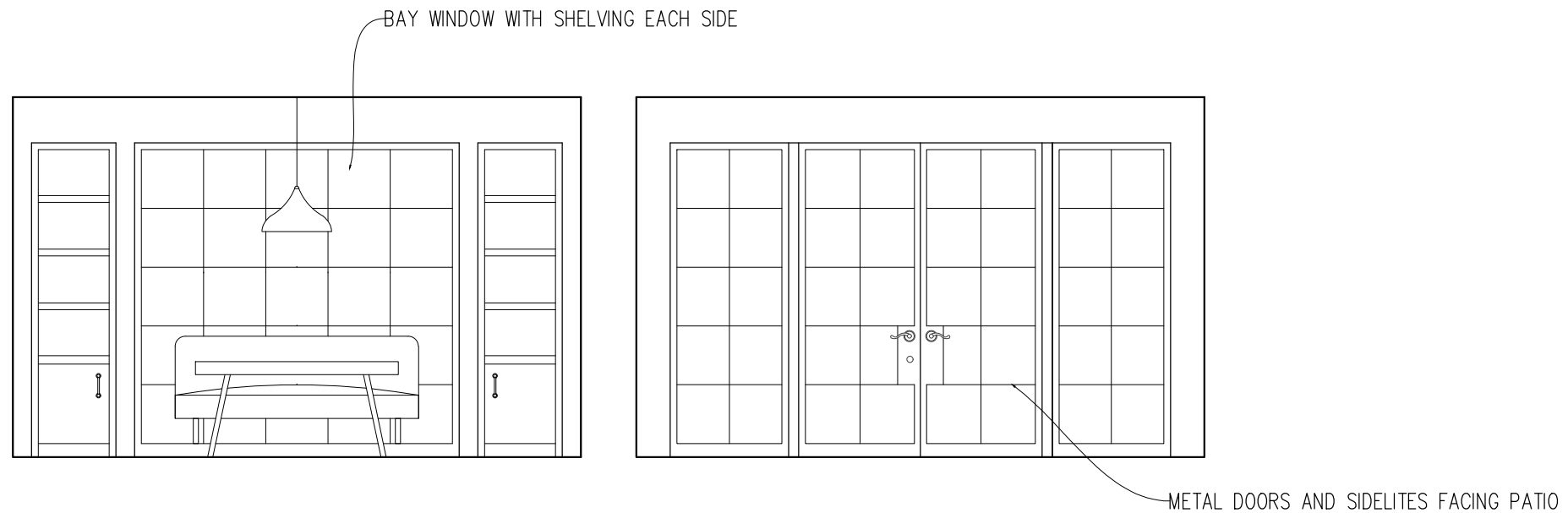
Job Number: 23-04
Scale: 1/8" = 1'-0"
Drawn: KBS
Checked: KBS

A-4

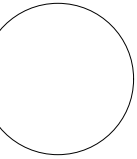


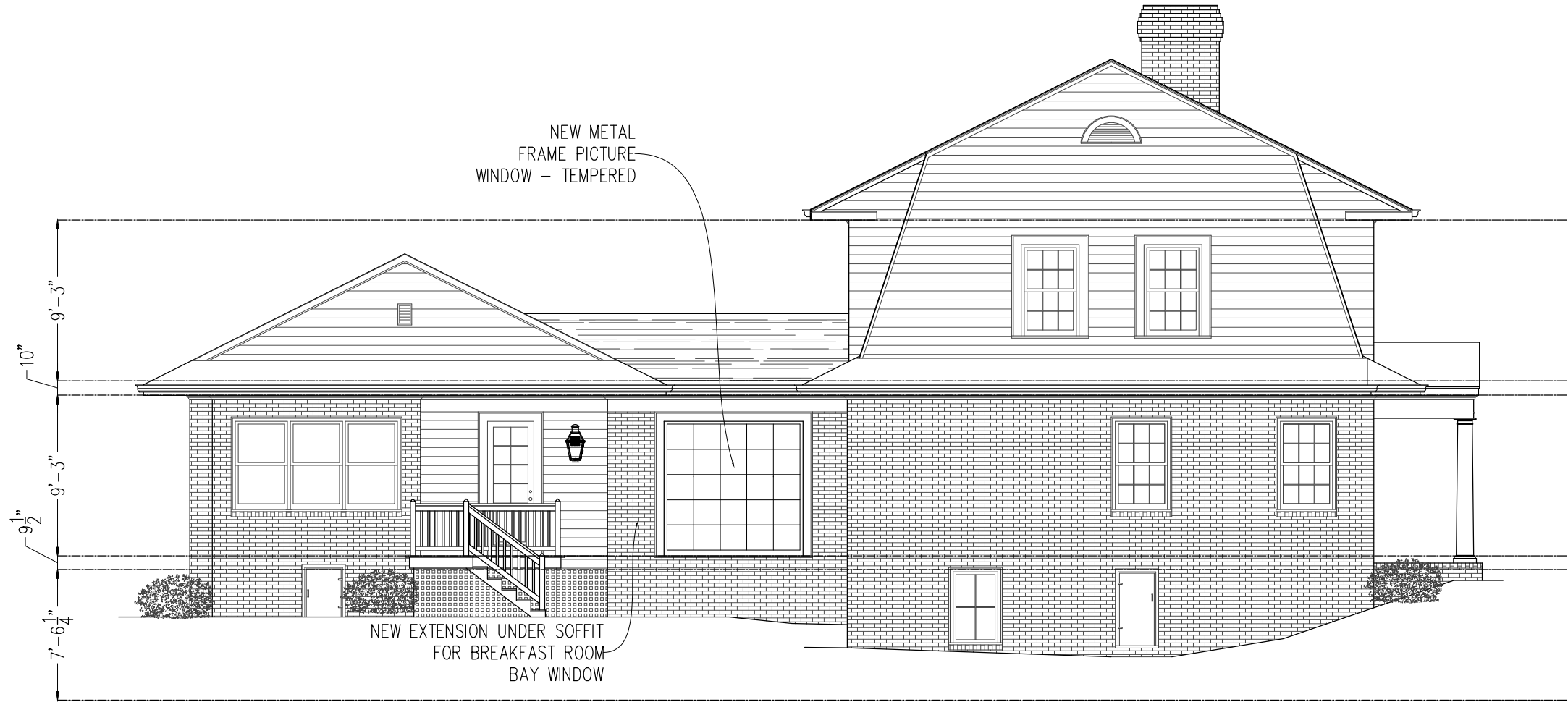


1 PROPOSED DRIVEWAY SIDE ELEVATION
A-3 1/8" = 1'-0"



2 PROPOSED INTERIOR ELEVATIONS
A-6 1/4" = 1'-0"





1 PROPOSED YARD SIDE ELEVATION
A-7 1/8" = 1'-0"

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PROPOSED
YARD SIDE
ELEVATION

Date: 02-24-2023
Revisions: REV

Job Number: 23-04
Scale: 1/8" = 1'-0"
Drawn: KBS
Checked: KBS

A-7