

Chief Executive Officer
Michael Thurmond

### DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Andrew A. Baker, AICP

### **Application for Certificate of Appropriateness**

Date Received: 02/10/2023	Application No.:
Address of Subject Property: 1837 Dyson I	Drive, Decatur, GA 30030
Applicant: Laura Daniel	E-Mail: studio@annearchitecture.com
Applicant Mailing Address: 834 INMAN VI	ILLAGE PKWY, SUITE 100, ATLANTA, GA 30307
Applicant Phone(s): <u>334-524-2383</u>	Fax:
Applicant's relationship to the owner: Owner □	Architect: ■ Contractor/Builder □ Other □
Owner(s): CLEMENT PERKINS	E-Mail: <u>clementperkins@gmail.com</u>
CARTER JONES	E-Mail: cljones87@gmail.com
Owner(s) Mailing Address: <u>1837 Dyson D</u>	Orive, Decatur, GA 30030
Owner(s) Telephone Number: 770-722-736	63
1052	primary structure on the property and any secondary structures affected by this
Nature of work (check all that apply):	
	on

### Description of Work:

THE SCOPE OF WORK IS TO DEMOLISH AN OLD ADDITION AND DEMOLISH EXISTING DECKS OFF THE REAR OF THE HOME AND BUILD A NEW ADDITION AND NEW DECK. THIS ADDITION REMAINS BELOW THE ORIGINAL ROOF LINE AND WILL BE MINIMALLY EXPERIENCED FROM THE STREET OR RIGHT OF WAY. WE ARE ALSO PROPOSING TO DEMOLISH AND REMOVE THE EXISTING DRIVEWAY AND FRONT WALKWAY AND REPLACE WITH A NEW MODIFIED DRIVE AND PERVIOUS MATERIAL WALKWAY.

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 <a href="mailto:plansustain@dekalbcountyga.gov">plansustain@dekalbcountyga.gov</a> An incomplete application will not be accepted.

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.

/ We,CLEMENT PERKINS AND CARTER JONES		
being owner(s) of the property at1837 DYSON DRIVE,		
hereby delegate authority toLAURA DANIEL / ANNE ARCHITECTURE		
to file an application for a certificate of appropriateness in my/our behalf.		
Lement Ferbins		
Signature of Owner(s)		
02/10/2023		
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.





900

0

DECATUR

 $\bar{\Delta}$ 

 $\frac{0}{N}$ 

7

in

 $\omega$ 

2207

SCIARRONE

BLAKELY

Ï

Ρ

12:39:05

EASI

REI

### **ES&PC NOTES:**

- THE CONSTRUCTION STAGING AREA WILL BE THE EXISTING DRIVEWAY AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT ANY POTENTIAL TRACKING OF MUD ONTO PUBLIC STREETS.
- 2. SILT FENCES AND HAY BALES BARRIER SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
- SILT FENCE FABRIC SHALL BE COMPRISED OF GA. DOT QUALIFIED PRODUCTS LIST 36, FOR SILT FENCE FABRIC 3.
- ALL GRASSING SHALL BE IN ACCORDANCE WITH CHAPTER 6, SECTION III "VEGETATIVE PRACTICES" OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
- ALL OTHER WORK SHALL BE PERFORMED IN ACCORDANCE WITH THIS SAME MANUAL
- THE CONTRACTOR SHALL CLEAR OUT ALL ACCUMULATED SILT FROM THE SILT FENCING AND REMOVE THE FENCING FROM THE SITE ONCE ALL DISTURBED 6 AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
- EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISH AND PROJECT IS COMPLETE. I.E. CONSTRUCTION EXITS AND SILT FENCES SHALL BE RE-TOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
- 8. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
- TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZED AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN TWO 9 WEEKS.
- ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT 10.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. 11.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL. ADDITIONAL EROSION, AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

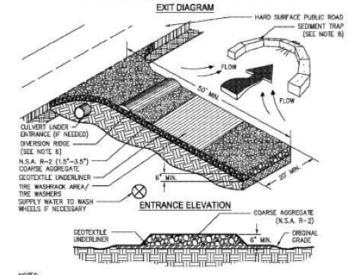
ANY DISTURBED AREAS LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

### **FASTENERS FOR SILT FENCES** SILT FENCE - TYPE SENSITIVE SIDE VIEW **OVERLAP AT FABRIC ENDS** BEGINNING OF FABRIC FENCE TOP VEIW - NOT TO SCALE FRONT VIEW — 4' MAX. O.C. — WOOD POST WITH STAPLE PLACEMENT WOOD POST WITH NAIL PLACEMENT (WOVEN WIRE FENCE TRENCH FRONT VIEWS - NOT TO SCALE LEST THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST PROMDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN. 2. HEIGHT (\*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION. AND POLITITION

### MAINTENANCE

The exit shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately

### CRUSHED STONE CONSTRUCTION EXIT



- MOTES:

  1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.

  2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.

  3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).

  4. GRANEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".

  5. PAD WIDTH SHALL BE COULD FILL WOTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20".

  6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAYED AREA IS GREATER THAN 2X.

  7. INSTALL PIPE LINGER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE OTHERS.

  8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUPPED STONE THAT DRAINS AND (DIVERT ALL SURFACE SHOULDS AND
- DRAINS INTO AN APPROVED SEDMENT TRAP OR SEDMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDMENT CONTROL DEVICE). WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE A NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR
- 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUO ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDMENT.

Figure 6-14.1

6-142

### Architecture

P.O. BOX 357 DECATUR, GEORGIA 30031 (678) 632-ANNE (2663) www.annearchitecture.com

### スイ Ö 0

ADDI-ION

AND

AHION

RENOV

SITE PLAN **DETAILS** 

PROJECT NO.

RELEASE DATE 2/23/23

### **SITE NOTES:**

- 1. THE SITE CONTAINS: 0.239 ACRES OR 10,396 SQUARE FEET TOTAL DISTURBED ACREAGE: 0.123 ACRES OR 5,368 SQUARE FEET
- 2. ADDRESS: 1837 DYSON DRIVE, DECATUR, GA 30030
- 3. SURVEY INFORMATION TAKEN FROM SURVEY CREATED BY MCCLUNG SURVEYING SERVICES, INC DATED 06/19/2018
- 4. THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNERS CONVENIENCE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON SITE BUT ARE NOT SHOWN.
- 5. ALL FUTURE CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.

### **EXISTING SITE AREA SUMMARY:**

- 1. THE SITE CONTAINS: 0.239 ACRES OR 10,396 SF
- 2. TOTAL EXISTING IMPERVIOUS AREA = 2,749 SF
- 3. TOTAL PERVIOUS AREA = 7,647 SF
- 4. TOTAL EXISTING LOT COVERAGE RATIO = 26.8%

### **LOT COVERAGE BREAKDOWN:**

2,749 / 10,396 SF	26.44%
TOTAL	2,749 SF
CONCRETE PATIO	9 SF
OVERHANG (OLD ADDITION)	399 SF
WALLS	59 SF
TILE WALKWAY	109 SF
TILE PORCH	121 SF
CONCRETE DRIVE	757 SF
HOUSE	1,295 SF

### **DEKALB MUNICODE SECTIONS:**

Lot coverage: That portion of a lot that is covered by buildings, structures, driveways or parking areas, and any other impervious surface. For purposes of calculating lot coverage, wooden decks, stone walkways and patios set without grout, or pervious, permeable, or porous pavements shall be considered pervious.

No lot shall be developed to exceed the maximum allowable coverage by buildings, structures, driveways or parking areas, or any other impervious surface specified for the zoning district in which the lot is located. In addition to the maximum impervious surface amount, pervious materials may be added up to a maximum amount of fifteen (15) percent of the total lot area for non-vehicular uses only, such as walkways, patios and pool decks.

### **NEW SITE AREA SUMMARY:**

- 1. THE SITE CONTAINS: 0.239 ACRES OR 10,396 SF
- 2. TOTAL IMPERVIOUS AREA = 2,787 SF
- 3. TOTAL PERVIOUS AREA = 10,493 SF
- 4. TOTAL EXISTING LOT COVERAGE RATIO = 34%

### **IMPERVIOUS LOT COVERAGE BREAKDOWN:**

HOUSE	1,295 SF	
-CONCRETE DRIVE-	——757 SF—	
TILE PORCH	121 SF	
-TILE WALKWAY	<del>109 SF</del>	
WALLS	59 SF	
-OVERHANG (OLD ADDITION)	399 SF	
-CONCRETE PATIO	9 SF	
CONCRETE DRIVEWAY PAD	553 SF	
RIBBON CONCRETE DRIVE	539 SF	
NEW ADDITION	1,035 SF	
TOTAL	3,602 SF	
3,602 / 10,396 SF	34.64%	
DEDVIOUS LOT COVERAGE REFAKDOWN:		

### PERVIOUS LOT COVERAGE BREAKDOWN:

FRONT WALKWAYS PAD UNDER DECK	226 SF 275 SF
TOTAL	501 SF
501 / 10,396 SF	4.8%



P.O. BOX 357 DECATUR, GEORGIA 30031 (678) 632-ANNE (2663) www.annearchitecture.com

ARTER

AND

**PERKINS** 

CLEMENT

30030

ひ 夙

CONSTRUCTION

FOR

RELEASED

2207

# RENOVATION AND ADDITION

LOT COVERAGE

PROJECT NO.

RELEASE DATE 2/23/23

# CARTER AND CLEMENT PERKING

ADDITION RENOVATION AND

DEMO **ELEVATIONS** 

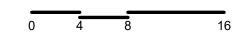
PROJECT NO. RELEASE DATE 2/23/23

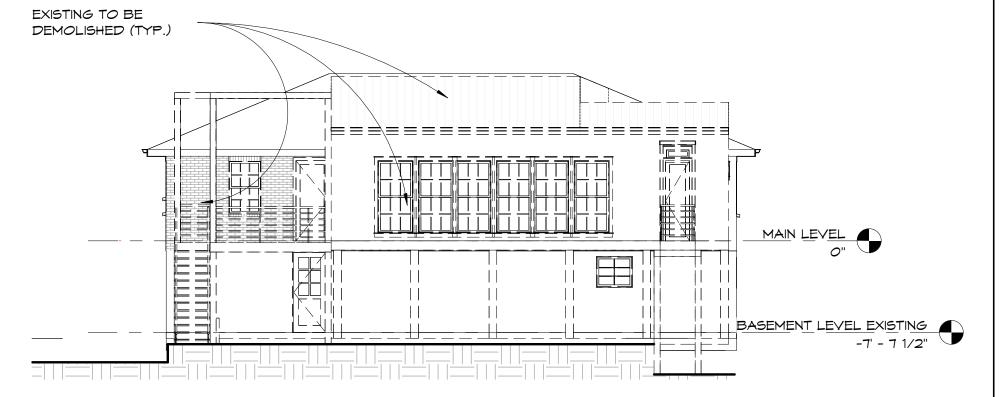
COA-5



### FRONT DEMO ELEVATION

1/8" = 1'-0"





REAR DEMO ELEVATION

1/8" = 1'-0"

FOR CONSTRUCTION RELEASED

2207

P.O. BOX 357 DECATUR, GEORGIA 30031 (678) 632-ANNE (2663)

CARTER JONES

AND

OLEMENT PERKING

1837 DYSON DR,

2207

ADDITION RENOVATION AND

DEMO **ELEVATIONS** 

PROJECT NO.

RELEASE DATE 2/23/23

ADDITION

RENOVATION AND

CLEMENT PERKING

PROPOSED **ELEVATIONS** 

PROJECT NO.

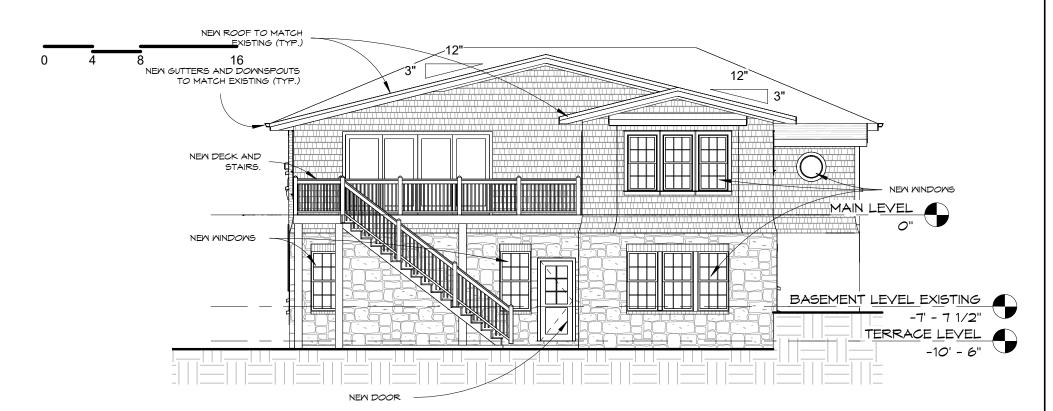
RELEASE DATE 2/23/23

RELEASED FOR CONSTRUCTION

COA-7

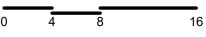
# MAIN LEVEL

### **EXISTING FRONT ELEVATION - NO CHANGE** 1/8" = 1'-0"



### PROPOSED REAR ELEVATION

1/8" = 1'-0"



P.O. BOX 357 DECATUR, GEORGIA 30031 (678) 632-ANNE (2663) www.annearchitecture.com

© 2022 H. ANNE BLAKELY SCIARRONE ARCHITECTURE, LLC

30030

Д Л

FOR CONSTRUCTION

RELEASED

2207

## ADDITION CARTER RENOVATION AND

AND PERKINS CLEMENT

**PROPOSED ELEVATIONS** 

PROJECT NO.

RELEASE DATE 2/23/23