

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Michael Thurmond

Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: 02/10/2023 Application No.: _____

Address of Subject Property: 1837 Dyson Drive, Decatur, GA 30030

Applicant: Laura Daniel E-Mail: studio@annearchitecture.com

Applicant Mailing Address: 834 INMAN VILLAGE PKWY, SUITE 100, ATLANTA, GA 30307

Applicant Phone(s): 334-524-2383 Fax: _____

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

Owner(s): CLEMENT PERKINS E-Mail: clementperkins@gmail.com

CARTER JONES E-Mail: cljones87@gmail.com

Owner(s) Mailing Address: 1837 Dyson Drive, Decatur, GA 30030

Owner(s) Telephone Number: 770-722-7363

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1952


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:

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 plansustain@dekalbcountyga.gov 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

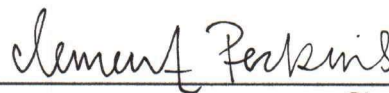
This form is required if the individual making the request is **not** the owner of the property.

I/ We, CLEMENT PERKINS AND CARTER JONES

being owner(s) of the property at 1837 DYSON DRIVE,

hereby delegate authority to LAURA DANIEL / ANNE ARCHITECTURE

to file an application for a certificate of appropriateness in my/our behalf.



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.

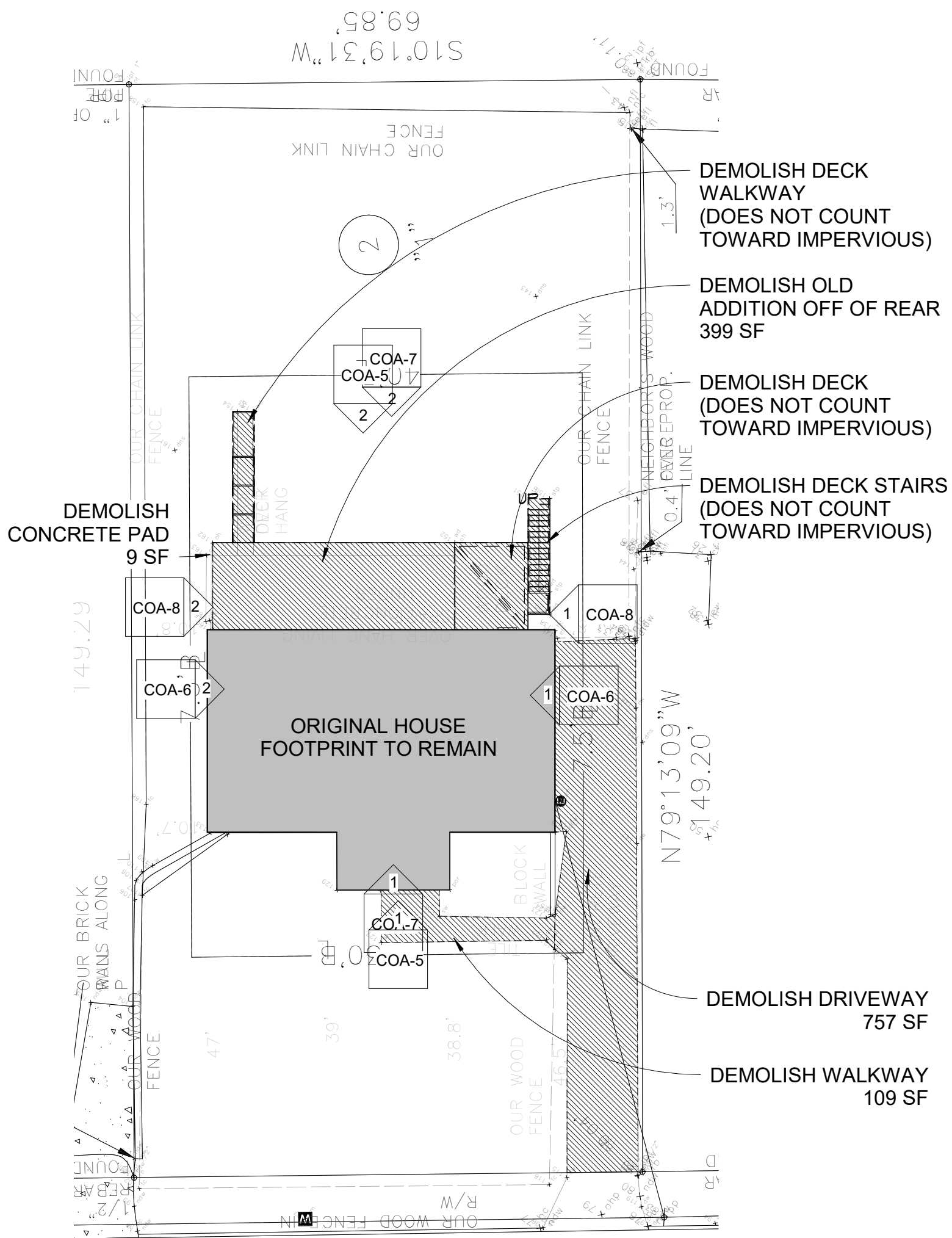
Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a 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.

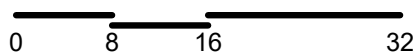
If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.



ORIGINAL PAPER SIZE IS 11" X 17"



DEMOLITION SITE PLAN

$$1/16'' = 1'-0''$$


DEMOLITION
SITE PLAN

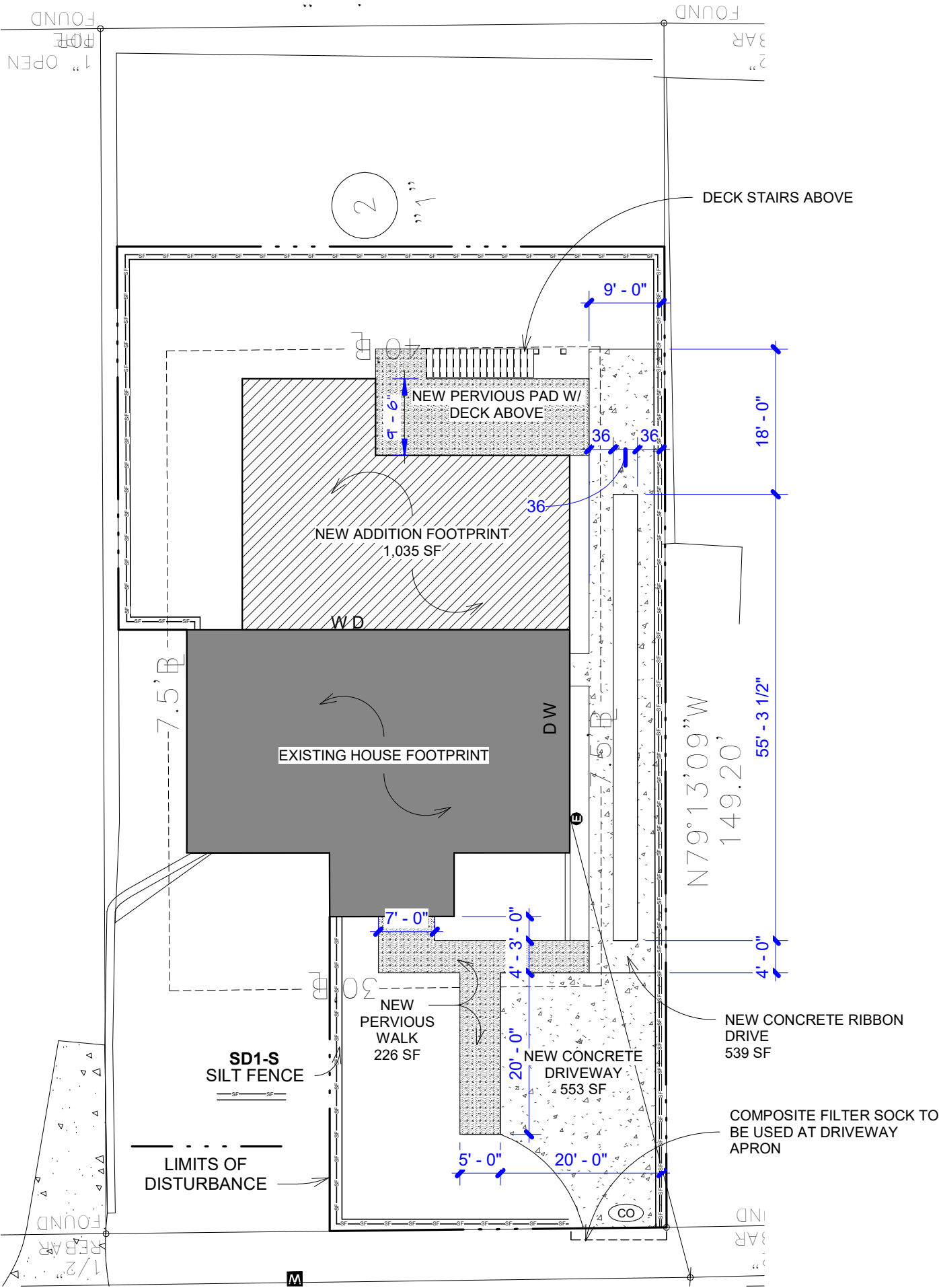
PROJECT NO. 2207

DATE

COA-1

RENOVATION AND ADDITION
FOR
CLEMENT PERKINS AND CARTER JONES
1837 DYSON DR, DECATUR, GA. 30030

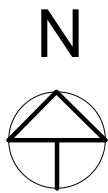




PROPOSED SITE PLAN

1/16" = 1'-0"

0 8 16 32



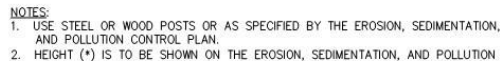
SITE PLAN AND
DETAILS
PROJECT NO. 2207
DATE
COA-2

RENOVATION AND ADDITION
FOR
CLEMENT PERKINS AND CARTER JONES
1837 DYSON DR, DECATUR, GA. 30030

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

1. 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.
3. SILT FENCE FABRIC SHALL BE COMPRISED OF GA. DOT QUALIFIED PRODUCTS LIST 36, FOR SILT FENCE FABRIC.
4. ALL GRASSING SHALL BE IN ACCORDANCE WITH CHAPTER 6, SECTION III "VEGETATIVE PRACTICES" OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
5. ALL OTHER WORK SHALL BE PERFORMED IN ACCORDANCE WITH THIS SAME MANUAL.
6. THE CONTRACTOR SHALL CLEAR OUT ALL ACCUMULATED SILT FROM THE SILT FENCING AND REMOVE THE FENCING FROM THE SITE ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
7. 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.
9. 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 WEEKS.
10. ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT
11. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

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



NOTES:
1. 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 TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

(Sd1-S)



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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:

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

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	109 SF
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%

PERVIOUS LOT COVERAGE BREAKDOWN:

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



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LOT COVERAGE

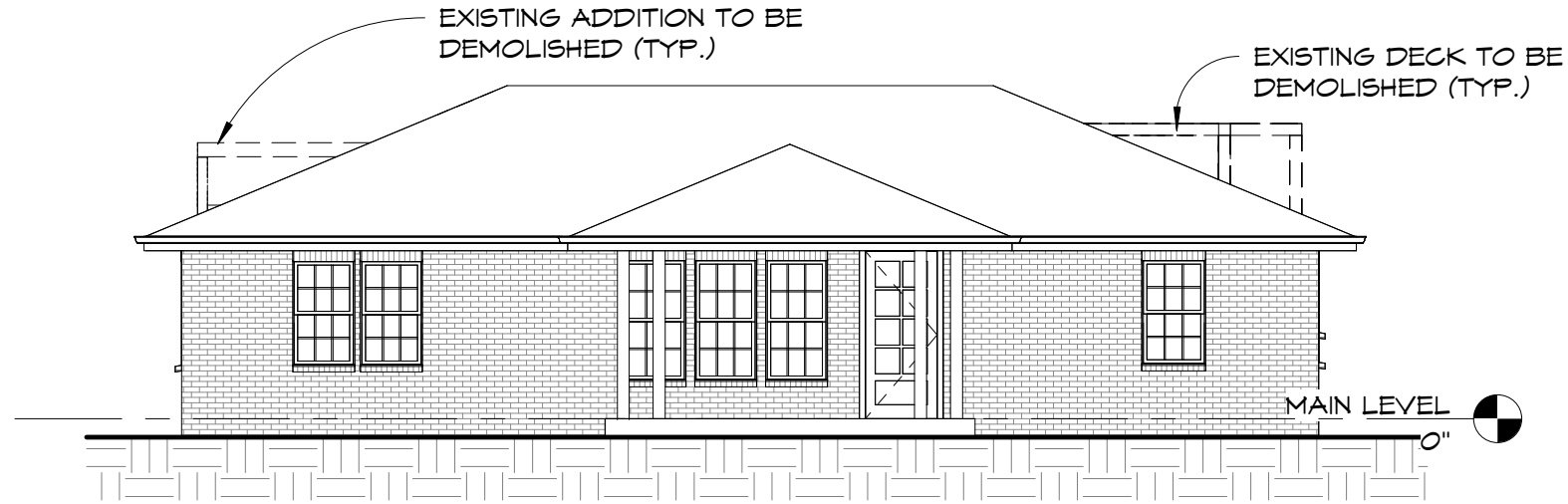
PROJECT NO. 2207

RELEASE DATE 2/23/23

COA-4

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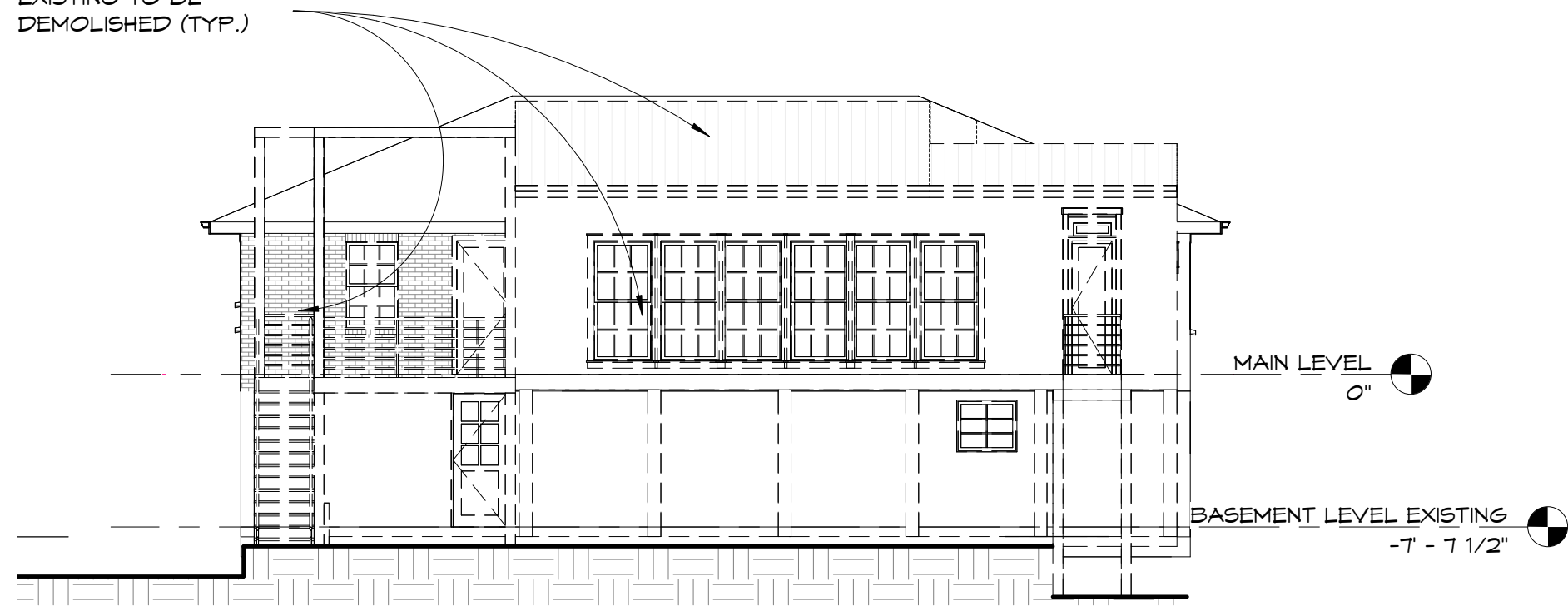


FRONT DEMO ELEVATION

1/8" = 1'-0"

0 4 8 16

EXISTING TO BE
DEMOLISHED (TYP.)



REAR DEMO ELEVATION

1/8" = 1'-0"

0 4 8 16



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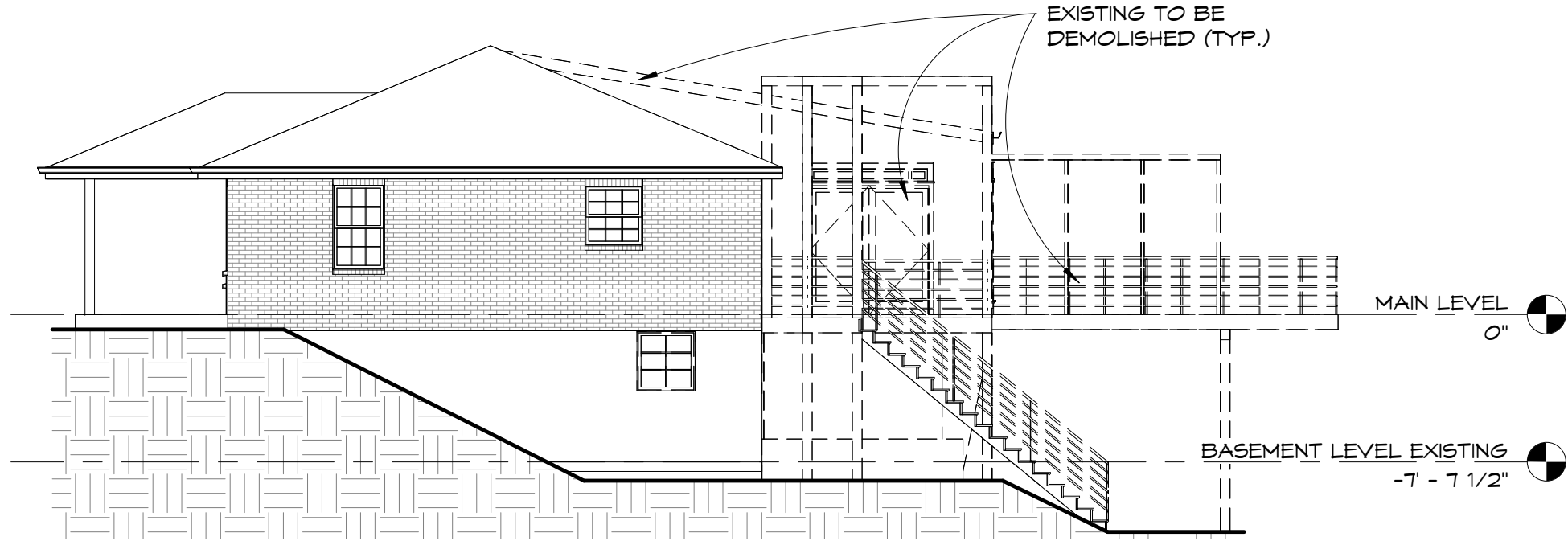
DEMO
ELEVATIONS

PROJECT NO. 2207

RELEASE DATE 2/23/23

COA-5

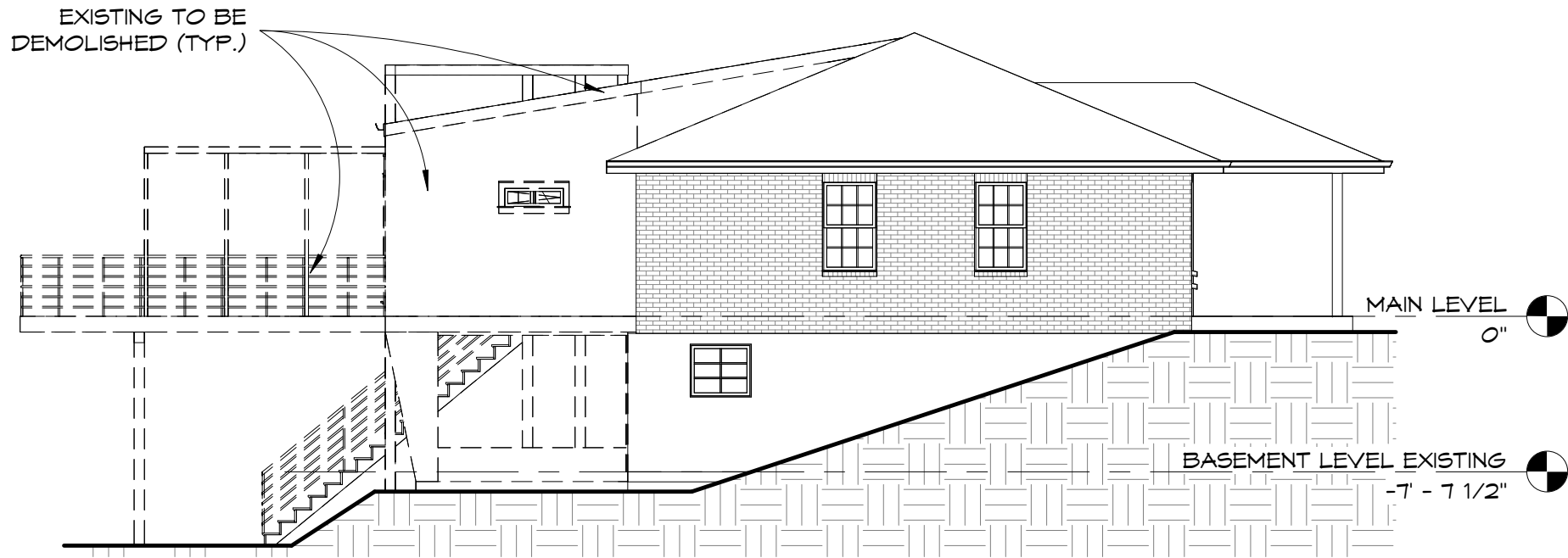
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DRIVEWAY DEMO ELEVATION

1/8" = 1'-0"

0 4 8 16



SIDE DEMO ELEVATION

1/8" = 1'-0"

0 4 8 16



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DEMO
ELEVATIONS

PROJECT NO. 2207

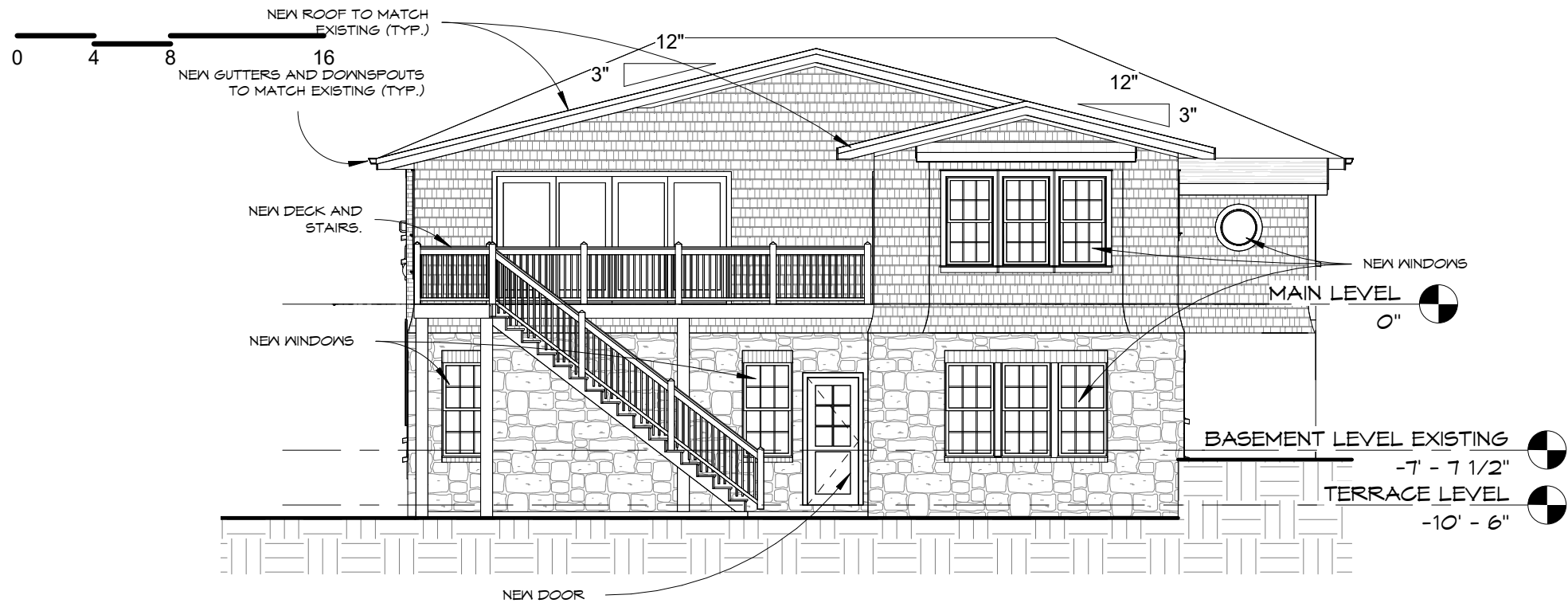
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EXISTING FRONT ELEVATION - NO CHANGE
1/8" = 1'-0"



PROPOSED REAR ELEVATION
1/8" = 1'-0"



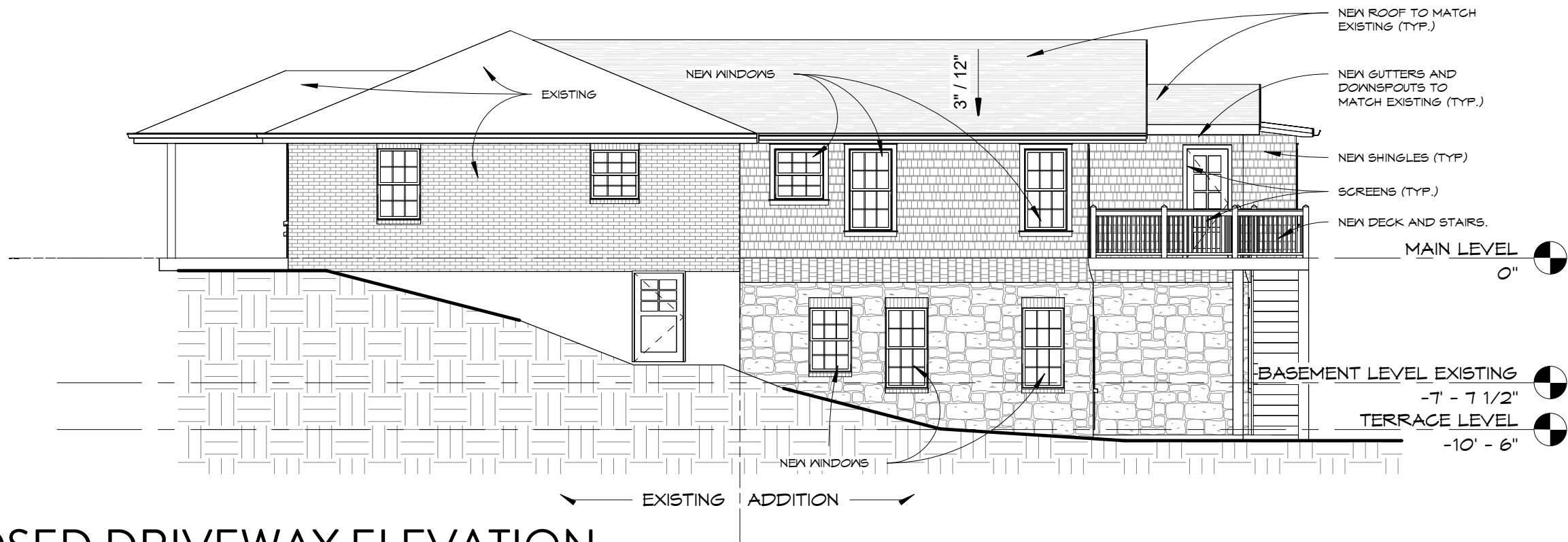
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PROPOSED
ELEVATIONS
PROJECT NO. 2207
RELEASE DATE 2/23/23

COA-7

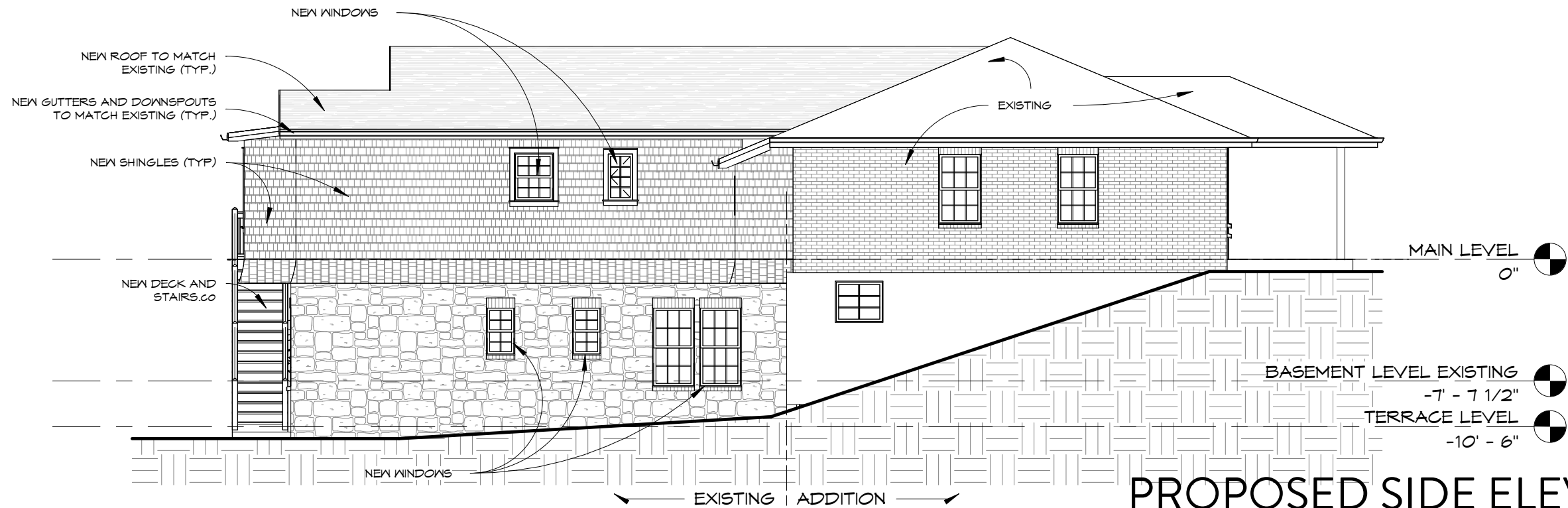
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PROPOSED DRIVEWAY ELEVATION

1/8" = 1'-0"

0 4 8 16



PROPOSED SIDE ELEVATION

1/8" = 1'-0"

0 4 8 16



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PROPOSED
ELEVATIONS

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COA-8