

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: 1786 Ridgewood Drive NE Atlanta, Georgia 30307

Applicant: Dave Price - Price Residential Design E-Mail: dave@priceresidentialdesign.com

Applicant Mailing Address: 1595 Nottingham Way Atlanta, Georgia 30309

Applicant Phone(s): 404-245-4244 Fax: 404-245-4244

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

Owner(s): Eugene H. Sanders Testamentary Trust E-Mail: \_\_\_\_\_

Owner(s) Mailing Address: 1786 Ridgewood Drive NE Atlanta, Georgia 30307

Owner(s) Telephone Number: \_\_\_\_\_

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1947 approximate - no primary structure

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:

Demolish existing dilapidated (likely non-historic) accessory structure (two-story w/ garage and A.D.U.). DeKalb Co historical records are not available due to flooding at courthouse but "Structure" magazine says C.M.U. block were not standardized until 1946. Regardless of exact construction date, the rehabilitation is not possible due to extensive structural failure. If demolition status is verified, we propose a new Italian Renaissance Revival two-story home with rear porch out to pool and pool patio (porous pavers). A new 9.25' wide concrete driveway w/ grass strip is proposed to access the new two-story accessory structure (garage and A.D.U.) located closer to rear lot line to provide space for proposed pool and pool patio. Proposed accessory will be the same distance from side lot line so zoning variance will be sought as well as lot coverage (proposed pool will exceed 35% maximum lot coverage). Tree and topo survey will be obtained after demolition status of existing accessory is determined.

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.

 2-24-23  
Signature of Applicant/Date



**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, Lydia A. K. Breedlove, Trustee Eugene H. Sanders  
Testamentary Trust  
being owner(s) of the property at 1786 Ridgewood Drive NE Atlanta, GA 30307,  
hereby delegate authority to Dave Price - Price Residential Design  
to file an application for a certificate of appropriateness in my/our behalf.

Lydia A. K. Breedlove  
Signature of Owner(s)  
Trustee, Eugene H. Sanders  
Testamentary Trust Feb. 7, 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.





skywark  
ENGINEERING

3855 Shallowford Road | Suite 620 | Marietta, Georgia 30062

770 | 641 | 9219  
f 770 | 641 | 9734

Dave Price  
Price Residential Design  
dave@priceresidentialdesign.com

1786 Ridgewood Dr NE  
Atlanta, GA 30307  
Project No: 23053

Dear Mr. Price:

On February 8<sup>th</sup>, 2023 I was requested to perform a site visit to the above referenced location to perform a structural inspection of the existing accessory structure. I visited the site to review the existing conditions on February 15<sup>th</sup>, 2023. Please see below for specific concerning items reviewed during my visit. Overall, my recommendation is that the house is structurally unsound, and rehabilitation is not possible without compromising the structural integrity of the structure.

#### LOWER LEVEL:

- Existing Footing: The footing that supports the CMU foundation wall shows signs of washout, as well as voids due to poor original construction (see Photos 1&2). On the day of my site review, recent water flow under the slab edge was visible. Water undermining a footing is a serious problem.
- Foundation Walls: Diagonal cracks were present throughout the entire CMU foundation wall (all 3 sides, see Photos 3-5). Diagonal cracks in CMU are typically a sign of differential settlement, which poses a serious threat to the structure that it is supporting. Vertical cracks were also present (see Photos 6-8). These cracks penetrated the full depth of CMU. Daylight was visible through one of the cracks. There was no evidence that any of the cells were grouted based on the frequency of cracks.
- Slab on Grade: The slab on grade is cracked and broken beyond repair (see Photos 9-10).
- Center Load Bearing Stud Wall: The center stud wall is the main load bearing wall is not fully bearing on the slab or footing and is only bearing on dirt in some locations.
- Steel Posts: There is also at least (2) adjustable screw jack post installed in the main level. These are intended for temporary shoring and are not structurally adequate for permanent use (see Photos 11 & 12).
- 

#### UPPER LEVEL:

- Sloping Floors: Sloping floors were observed throughout the upper level. Some of these were due to settlement (see above), improper supports (see above) and over-spanned joists and girders. The joists/girders will continue to deflect until structural failure.
- Settling: There is evidence of settling throughout the upper level. Interior finishes are cracked on all walls (see Photos 13-17).
- Skewed Stairs: The stairs are out of skew and twisting due to all the support issues below (see Photo 18).

Please contact me if you have any questions.

Sincerely,

*Mason Peterson, PE*

mpeterson@skywarkengineering.com



February 16, 2023



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770 | 641 | 9219  
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Photo 1



Photo 2



Photo 3



Photo 4





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Photo 5



Photo 6



Photo 7



Photo 8



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Photo 9



Photo 10



Photo 11



Photo 12



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Photo 13



Photo 14

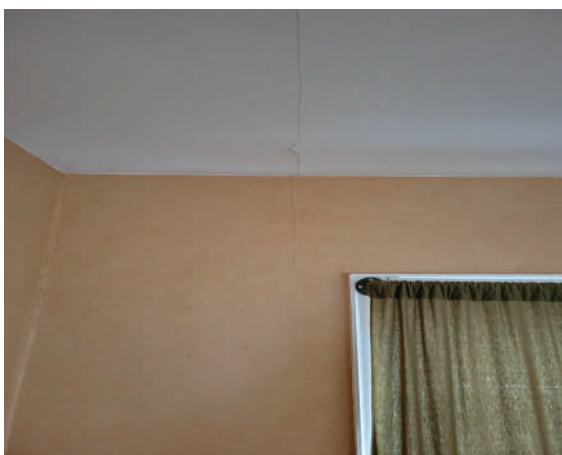


Photo 15



Photo 16





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Photo 17

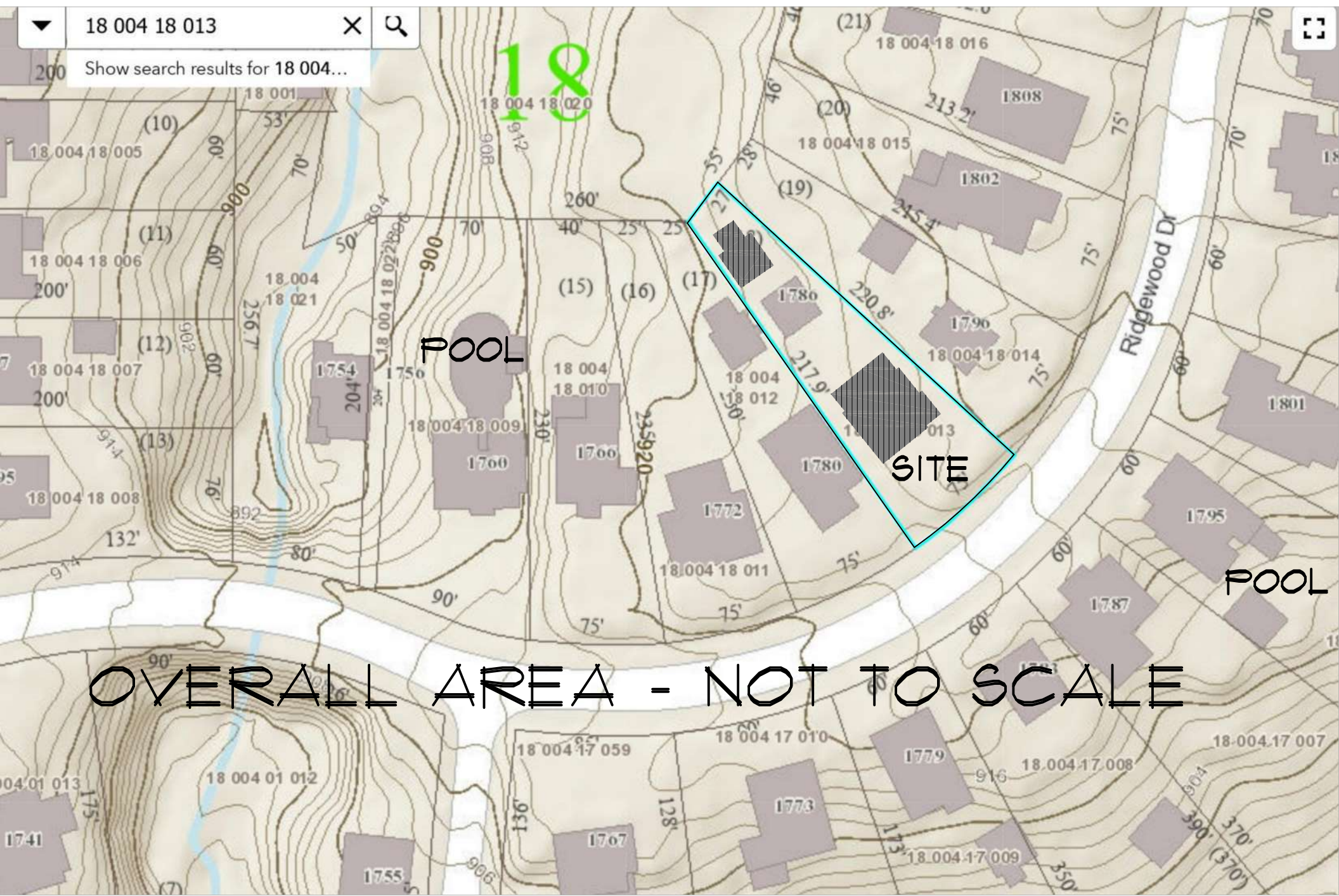


Photo 18



18 004 18 013 X Q

Show search results for 18 004...



OVERALL AREA - NOT TO SCALE



18 004 18 013 X Q

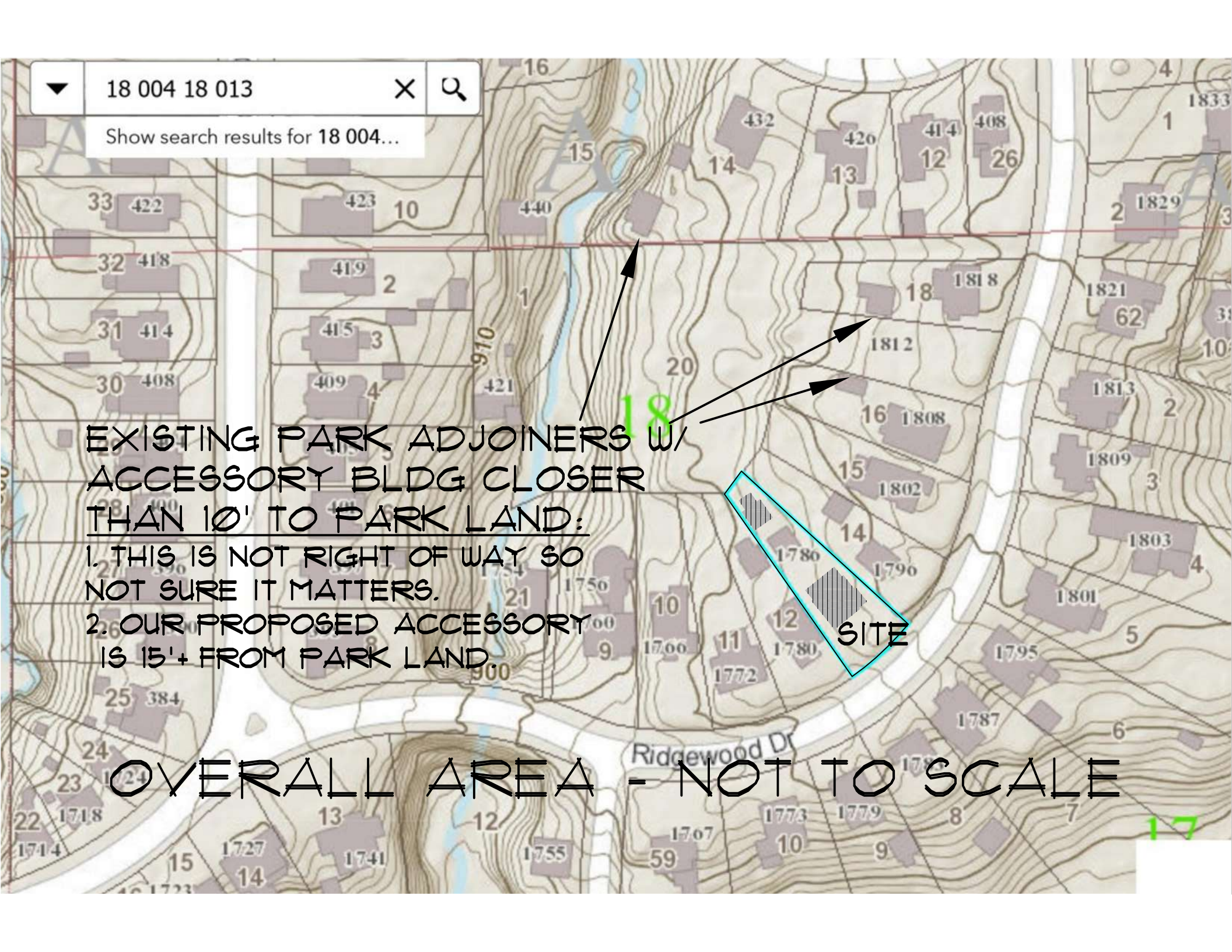
Show search results for 18 004...

EXISTING PARK ADJOINERS W/  
ACCESSORY BLDG CLOSER  
THAN 10' TO PARK LAND:

- 1. THIS IS NOT RIGHT OF WAY SO NOT SURE IT MATTERS.
- 2. OUR PROPOSED ACCESSORY IS 15'+ FROM PARK LAND.



OVERALL AREA - NOT TO SCALE







### REFERENCE MATERIAL

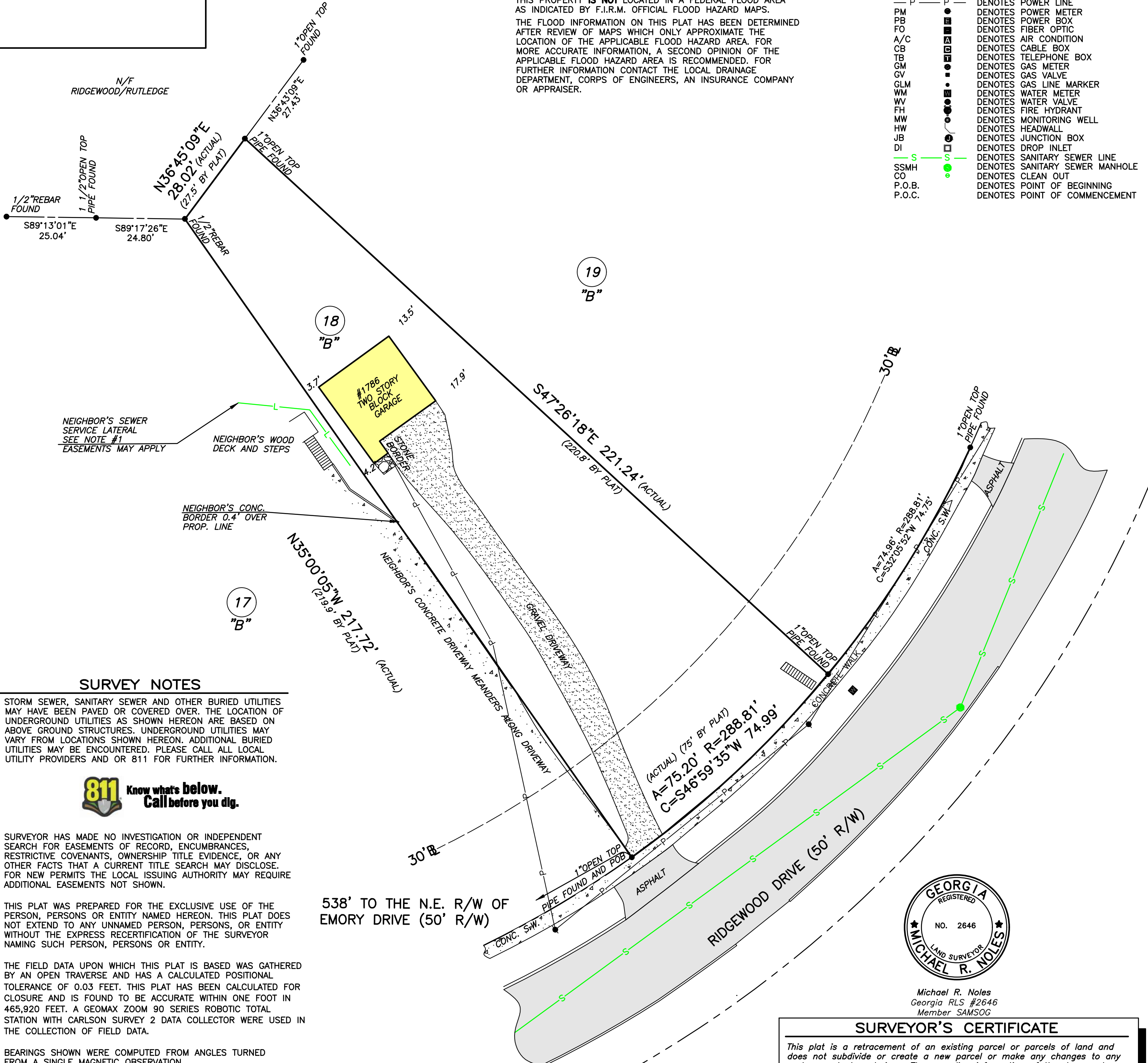
1. DEED OF ASSENT IN FAVOR OF THE TESTAMENTARY TRUST OF EUGENE HENDRIX SANDERS DEED BOOK 11654 PAGE 406-417 DEKALB COUNTY, GEORGIA RECORDS

### FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

### LEGEND

B	DENOTES BUILDING LINE
PL	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT-OF-WAY
C	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
X	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
P	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
FO	DENOTES FIBER OPTIC
A/C	DENOTES AIR CONDITION
CB	DENOTES CABLE BOX
TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
SSMH	DENOTES SANITARY SEWER LINE
CO	DENOTES SANITARY SEWER MANHOLE
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT



### SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 465,920 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.



538' TO THE N.E. R/W OF EMORY DRIVE (50' R/W)



Michael R. Noles  
Georgia RLS #2646  
Member SAMSOG

### SURVEYOR'S CERTIFICATE

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 Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*Michael R. Noles*

Michael R. Noles Georgia RLS No. 2646 11-17-21

NO.	REVISIONS	DATE

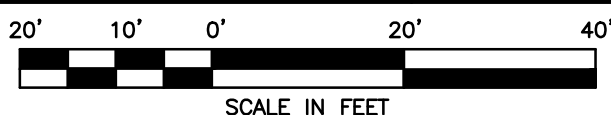


McClung Surveying Services, Inc.  
4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383  
www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR  
EUGENE H. SANDERS TRUST

1786 RIDGEWOOD DRIVE N.E.  
DECATUR, GEORGIA

TOTAL AREA= 0.259± ACRES  
OR 11,290± SQ. FT.

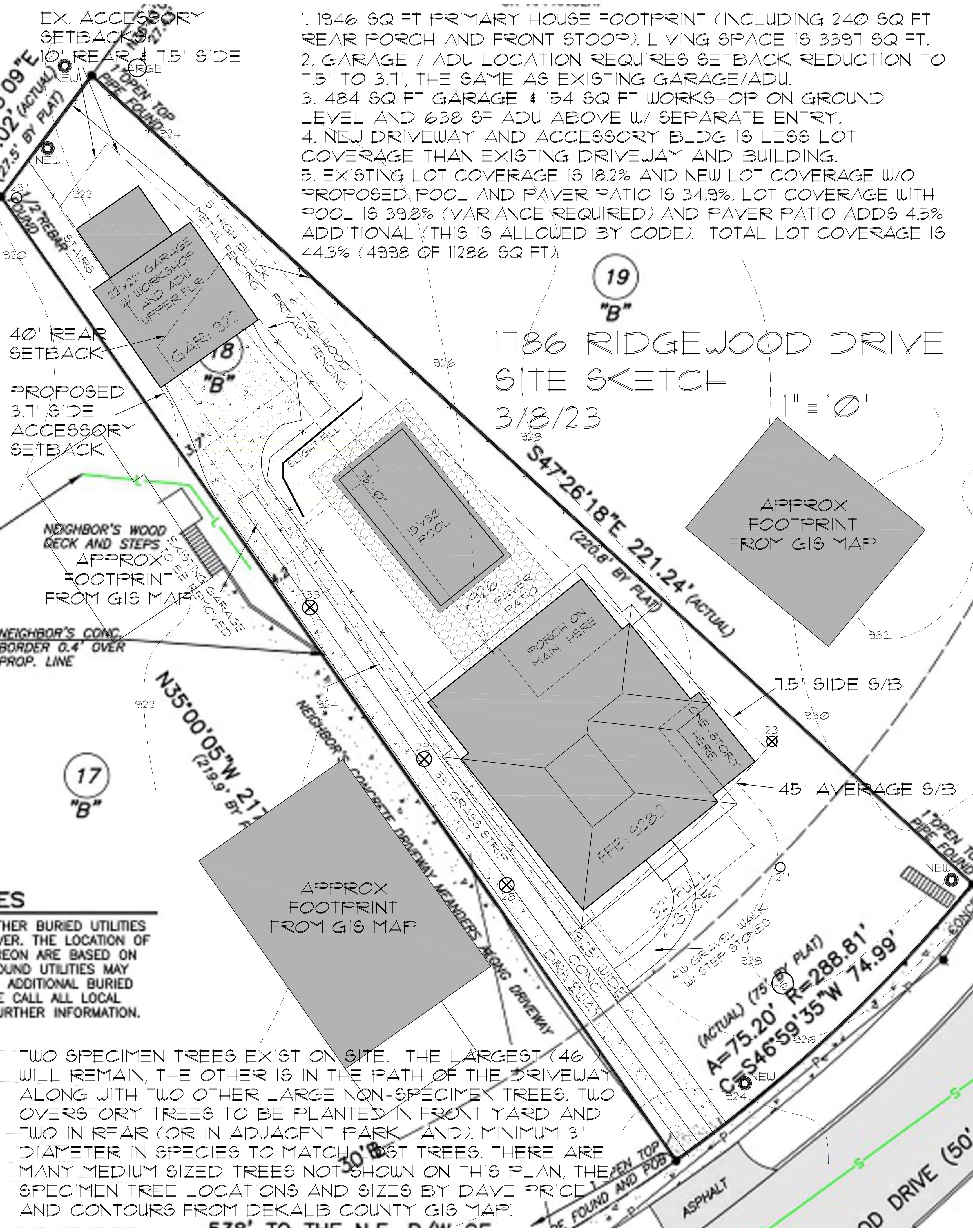


LOT 18 BLOCK "B"  
UNIVERSITY PARK  
PROPERTY

LAND LOT 4  
18TH DISTRICT  
DEKALB COUNTY, GEORGIA  
PLAT PREPARED: 11-17-2021  
FIELD: 11-15-2021 SCALE: 1"=20' JOB#257323 PG 7/39



1. 1946 SQ FT PRIMARY HOUSE FOOTPRINT (INCLUDING 240 SQ FT REAR PORCH AND FRONT STOOP). LIVING SPACE IS 3391 SQ FT.
2. GARAGE / ADU LOCATION REQUIRES SETBACK REDUCTION TO 7.5' TO 3.1', THE SAME AS EXISTING GARAGE/ADU.
3. 484 SQ FT GARAGE & 154 SQ FT WORKSHOP ON GROUND LEVEL AND 638 SF ADU ABOVE W/ SEPARATE ENTRY.
4. NEW DRIVEWAY AND ACCESSORY BLDG IS LESS LOT COVERAGE THAN EXISTING DRIVEWAY AND BUILDING.
5. EXISTING LOT COVERAGE IS 18.2% AND NEW LOT COVERAGE W/O PROPOSED POOL AND PAYER PATIO IS 34.9%. LOT COVERAGE WITH POOL IS 39.8% (VARIANCE REQUIRED) AND PAYER PATIO ADDS 4.5% ADDITIONAL (THIS IS ALLOWED BY CODE). TOTAL LOT COVERAGE IS 44.3% (4998 OF 11286 SQ FT)



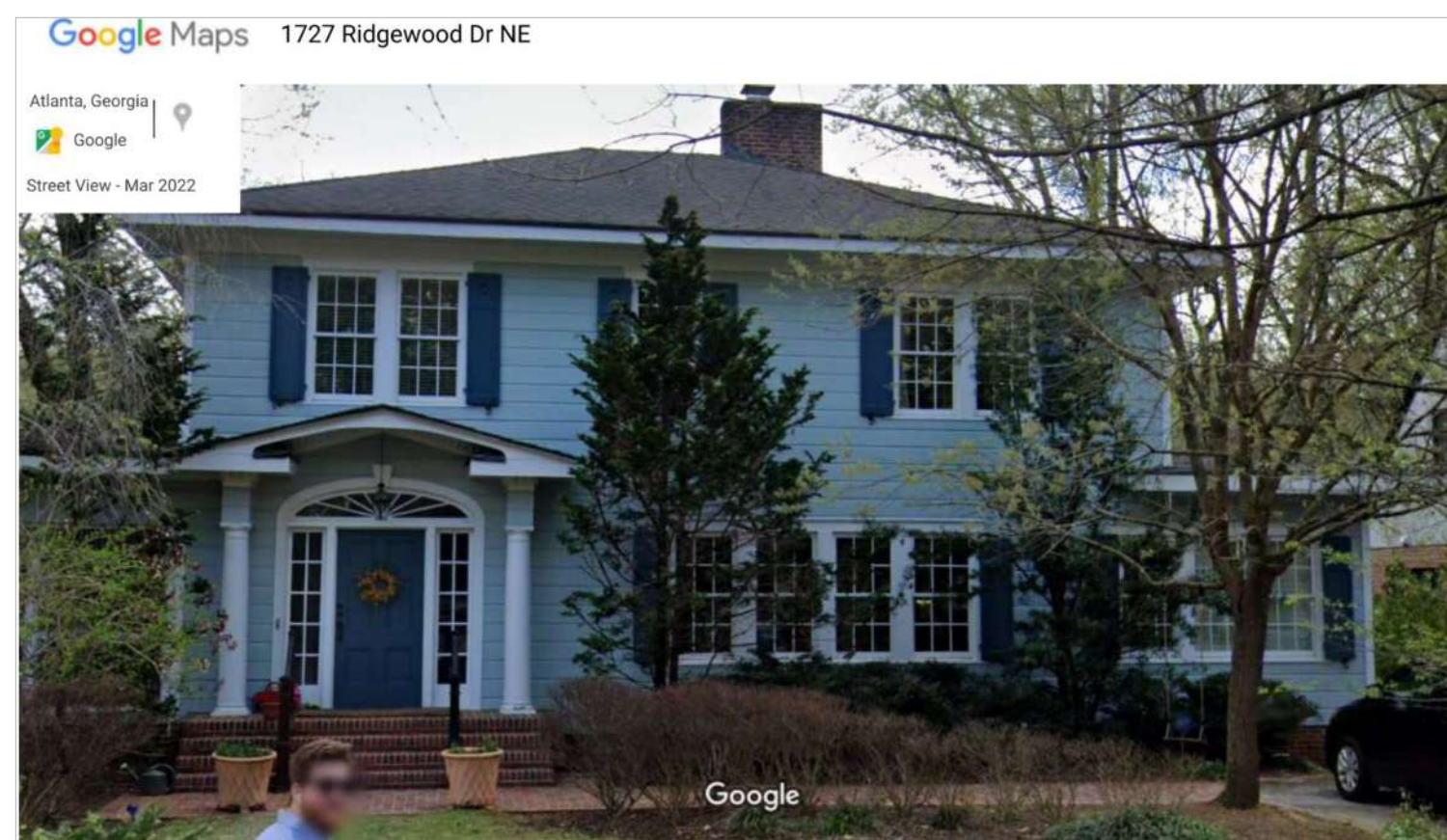




HISTORIC EXAMPLE AT 1725 RIDGEWOOD IS DEEP AS WELL AS WIDE



MORE HISTORIC TWO-STORY EXAMPLES AROUND THE CORNER ON EMORY DRIVE



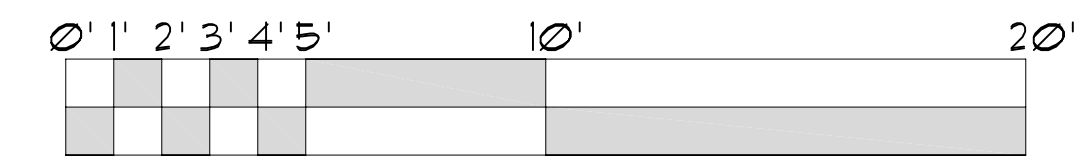
**HISTORIC EXAMPLE 6 HOUSES DOWN ON THE OTHER SIDE OF RIDGEWOOD**  
THE CENTRAL TWO STORY PORTION OF THIS ITALIAN RENAISSANCE REVIVAL HOUSE IS 40' WIDE ON A 15' FRONTAGE LOT WITH TWO ONE-STORY SIDE WINGS.



**DILAPIDATED GARAGE/ADU. TO BE DEMOLISHED**  
NEW GARAGE / ADU WILL ECHO THIS MASSING (WITHOUT FRONT-FACING GABLE) 186'4" FROM STREET CURB. EXISTING STRUCTURE IS 24' WIDE AND NEW STRUCTURE WILL BE 22' WIDE. THE LOT COVERAGE OF THE NEW ACCESSORY STRUCTURE AND NEW DRIVEWAY WILL BE LOWER THAN EXISTING ACCESSORY AND DRIVEWAY.

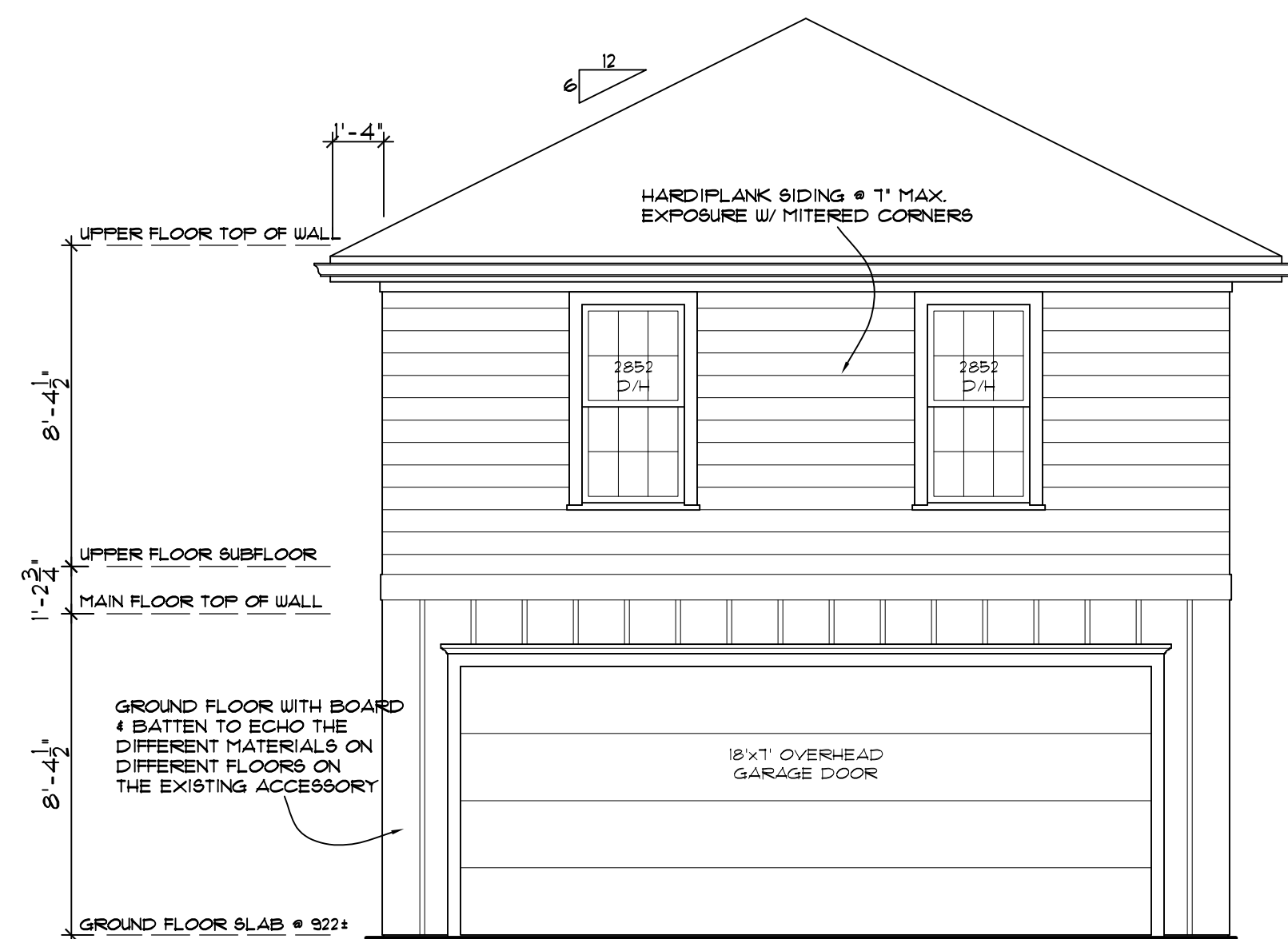


**NEIGHBORING TWO-STORY HOUSE - APPROX. 28' WIDE**  
THE NEIGHBORING HOUSE HAS A VERY TALL RIDGE ON ITS HIP ROOF AND THE FLOOR IS 5' ABOVE OUR PROPOSED MAIN FLOOR ELEVATION, DUE TO OVERALL TOPOGRAPHY



PRICE RESIDENTIAL DESIGN  
1595 NOTTINGHAM WAY  
ATLANTA, GEORGIA  
30309  
dave@priceresidentialdesign.com  
404-245-4244

GENERAL NOTE, EXCEPT AS NOTED, ALL WINDOWS SHALL BE PRIME WOOD OR COMPOSITE, SGL. W/ 3/4" MANTIS, LITE PATTERNS AS SHOWN. ALL DRS. SHALL BE WOOD.



**GARAGE/ADU. FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**PRIMARY FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



Typical example of the Italian Renaissance Revival style with principal features



**PRIMARY RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**GARAGE/ADU. RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

PRICE RESIDENTIAL DESIGN  
1786 RIDGEWOOD DRIVE

REVISIONS ON 3-8-23  
SITE SKETCH: ADDED SPECIMEN TREES, NEIGHBORING HOUSES, AND TOPOGRAPHY. MANY SITE TREES ARE NOT SHOWN - THIS IS NOT FROM A SURVEYOR AND MUST BE VERIFIED.  
A-1: ADDITIONAL PHOTOS AND REVISED EXTERIOR GRADE TO REFLECT GIS TOPOGRAPHY.  
A-2: NEW EXTERIOR ELEVATIONS, STREETSCAPE, AND PHOTOS.  
A-3: ROUGH FLOOR PLANS SHEET NUMBER IS NOW A-3.

RIDGEWOOD RESIDENCE  
1786 RIDGEWOOD DR  
ATLANTA, GEORGIA  
EXTERIOR  
ELEVATIONS

SHEET A-1  
MARCH 8, 2023  
FEBRUARY 24, 2023



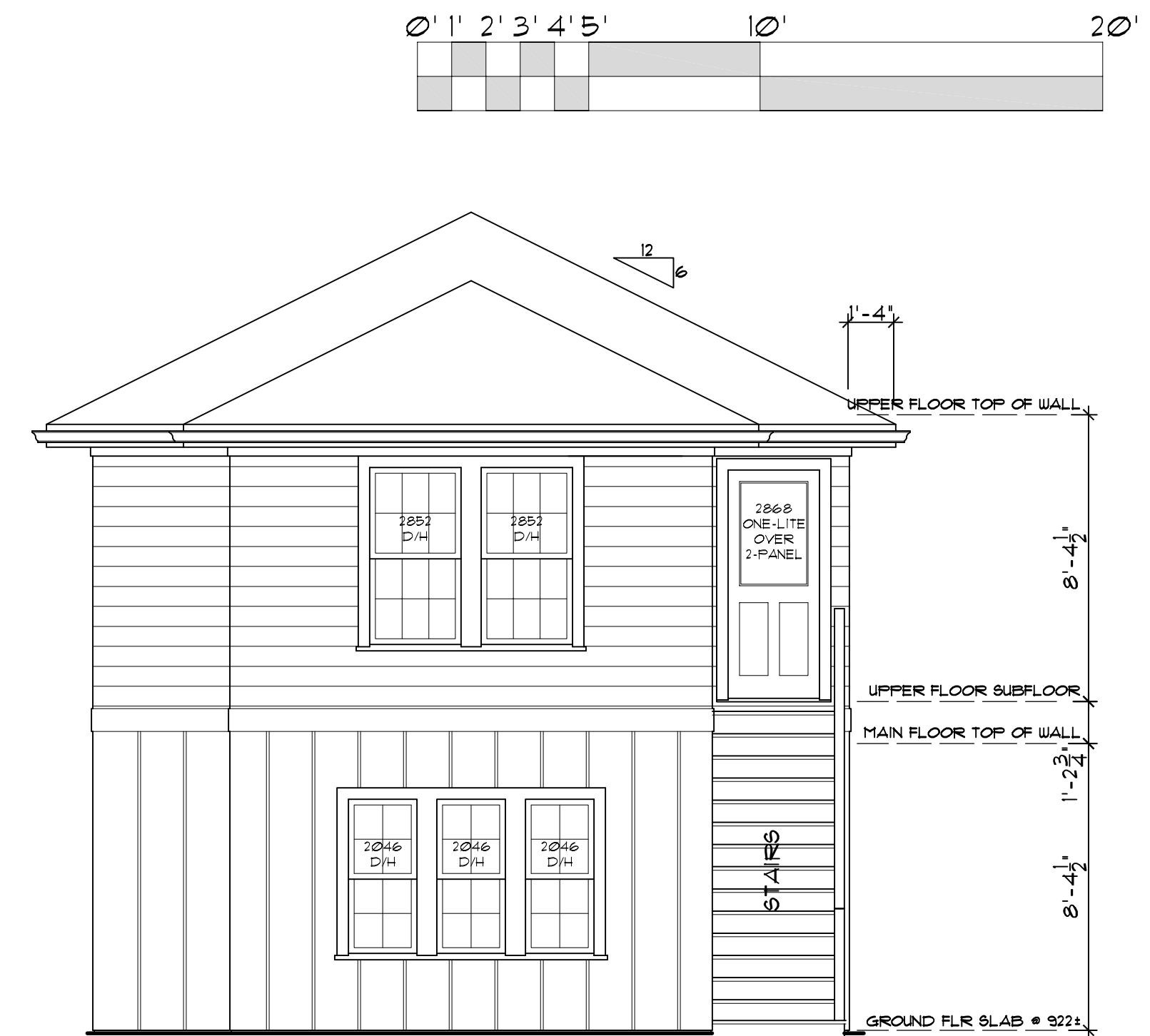
STEEP SLOPE DOWN TO PROPOSED SITE



PHOTOS OF HOUSES SHOWN IN STREETSCAPE



PRIMARY REAR ELEVATION  
SCALE: 1/4" = 1'-0"



GARAGE/ADU. REAR ELEVATION  
SCALE: 1/4" = 1'-0" FACES RUTLEDGE PARK



GARAGE/ADU. LEFT ELEVATION  
SCALE: 1/4" = 1'-0" FRONT FACE OF ACCESSORY IS 15' BEHIND REAR FACE OF PRIMARY HOUSE



PRIMARY LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS ON 3-8-23  
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STREETSCAPE  
SCALE: 1/8" = 1'-0" TOPOGRAPHY FROM DEKALB GIS MAP

LINE OF STREET LEVEL AT RIDGEWOOD DR

1786 RIDGEWOOD

1786 RIDGEWOOD

1780 RIDGEWOOD

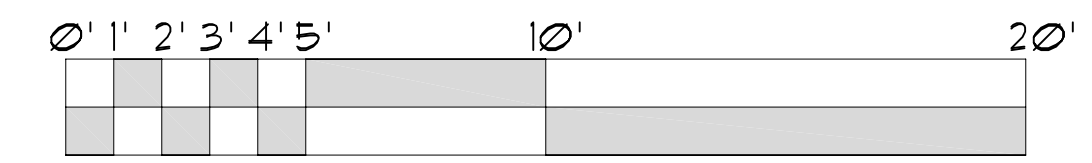


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RIDGEWOOD RESIDENCE  
1786 RIDGEWOOD DRIVE  
PRICE RESIDENTIAL DESIGN

RIDGEWOOD RESIDENCE  
1786 RIDGEWOOD DR  
ATLANTA, GEORGIA  
EXTERIOR ELEVATIONS  
SHEET A-2  
MARCH 8, 2023  
FEBRUARY 24, 2023

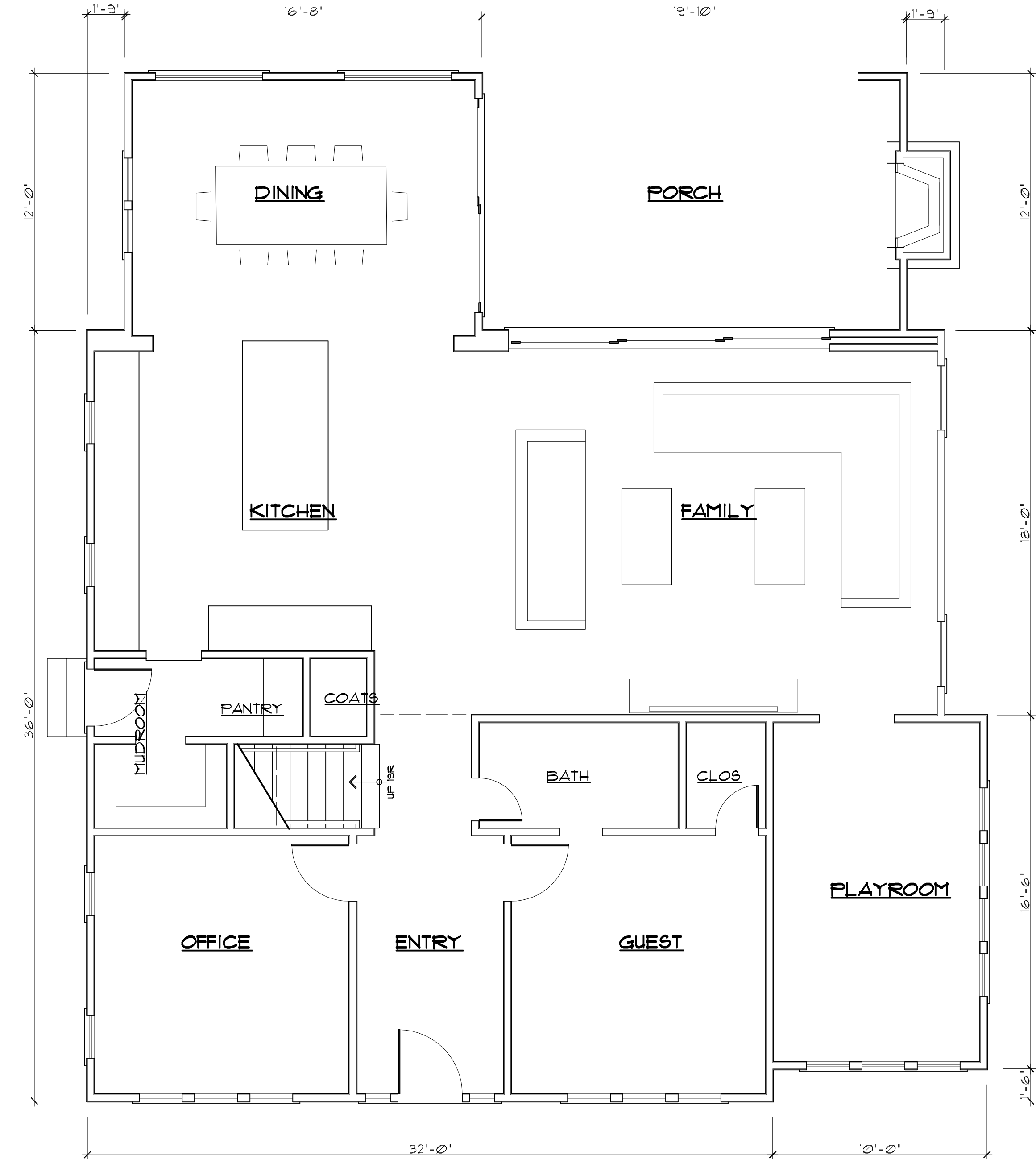




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UPPER FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

PRICE RESIDENTIAL DESIGN  
 RIDGEWOOD RESIDENCE  
 1786 RIDGEWOOD DRIVE

RIDGEWOOD RESIDENCE  
 1786 RIDGEWOOD DR  
 ATLANTA, GEORGIA  
 ROUGH FLOOR  
 PLANS

SHEET A-3  
 MARCH 8, 2023  
 FEBRUARY 24, 2023

REVISIONS ON 3-8-23  
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