



Development Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1185 Oakdale Road Atlanta, Georgia 30307

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

Applicant Mailing Address: 1595 Nottingham Way NE Atlanta, Georgia 30309

Applicant Phone: 404-245-4244 Fax: _____

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

Owner(s): Lisa Haverty Email: lhaverty@mindspring.com

Owner(s): _____ Email: _____

Owner(s) Mailing Address: 1185 Oakdale Road NE Atlanta, Georgia 30307

Owner(s) Telephone Number: 404-625-5950

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project:
1925 primary / non-historic accessory

Nature of work (check all that apply):

to detached accessory structure
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:

14' extension on rear of existing non-historic accessory structure to provide accessory dwelling unit with new 8x14' side porch.
Addition is 313 square feet and over 300' from Oakdale and not visible from right of way. Part of existing structure is converted
to ADU space for total ADU floor area of 651 sq feet. Accessory garage is 611 sq feet.

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 and rlbragg@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: _____

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, Lisa Haverty

being owner(s) of the property at 1185 Oakdale Road 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.



Signature of Owner(s)

12-10-2023

Date

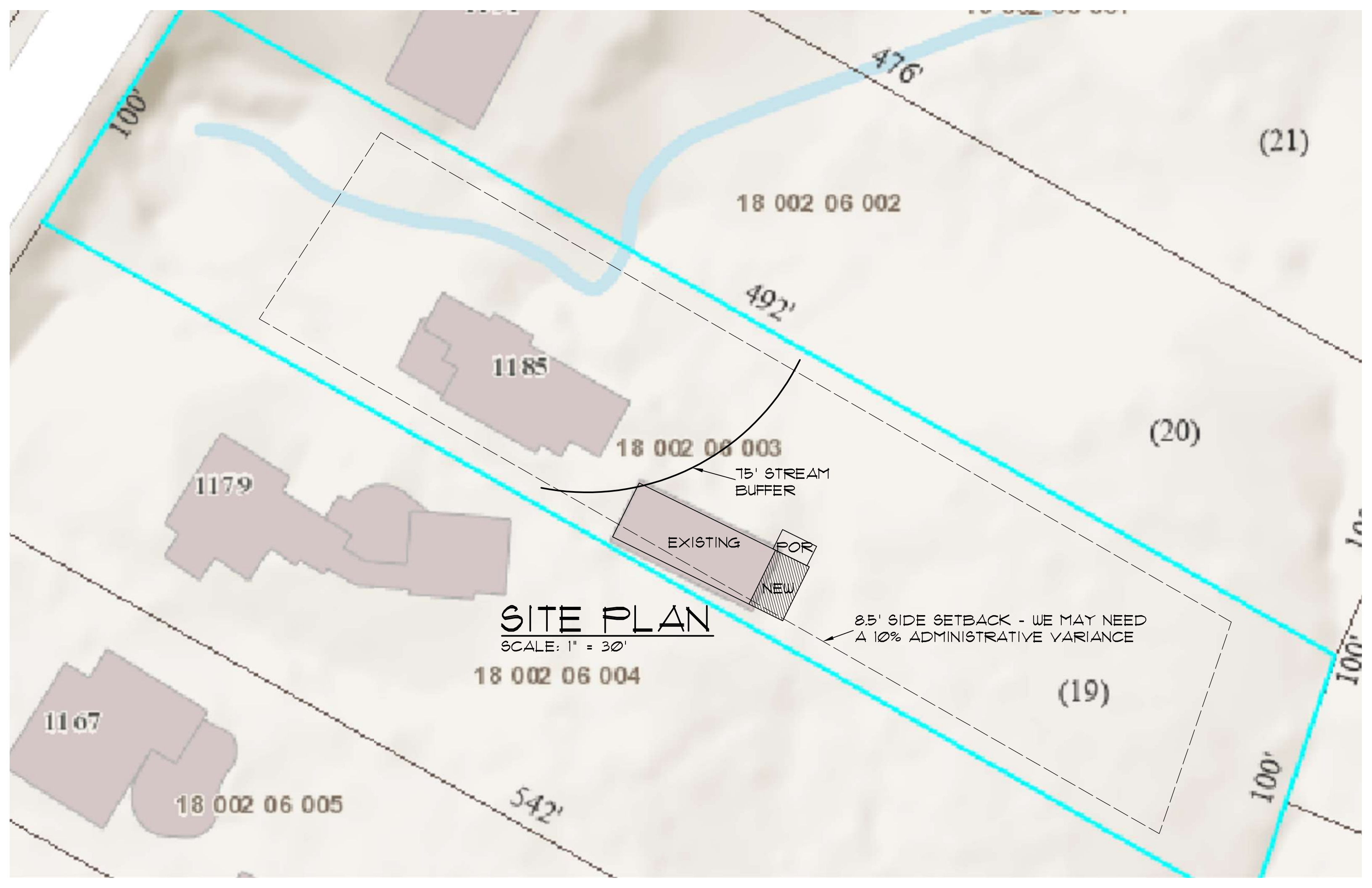
Please review the following information

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.



SITE PLAN

SCALE: 1" = 30'

75' STREAM
BUFFER

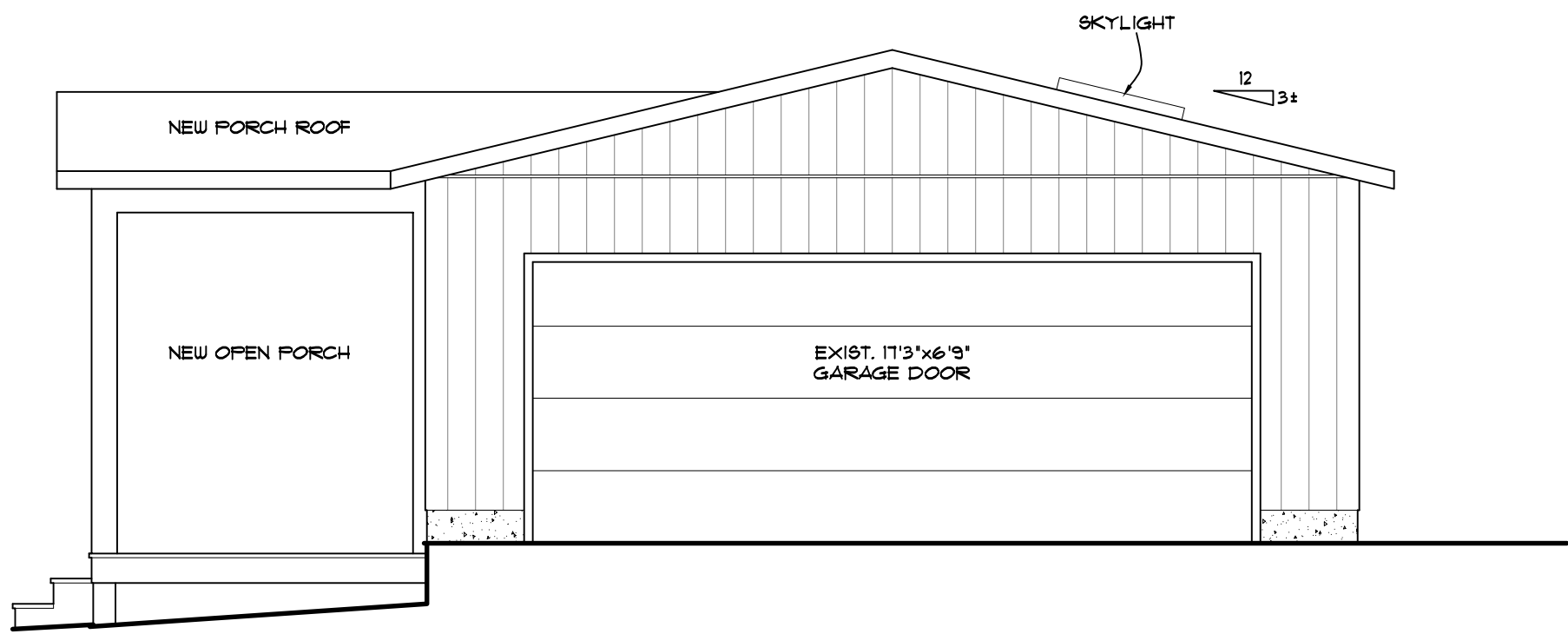
EXISTING

NEW

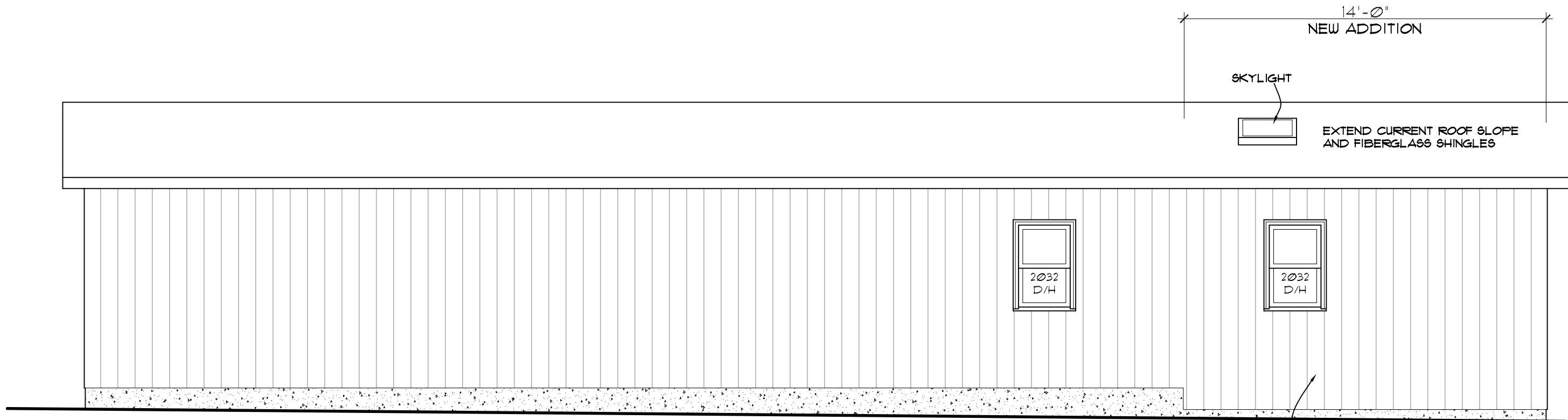
8.5' SIDE SETBACK - WE MAY NEED
A 10% ADMINISTRATIVE VARIANCE



ACCESSORY STRUCTURE INCLUDES OPEN WEB TRUSS CEILING - IT IS NOT A HISTORIC STRUCTURE BUT WE DON'T KNOW THE EXACT DATE OF CONSTRUCTION

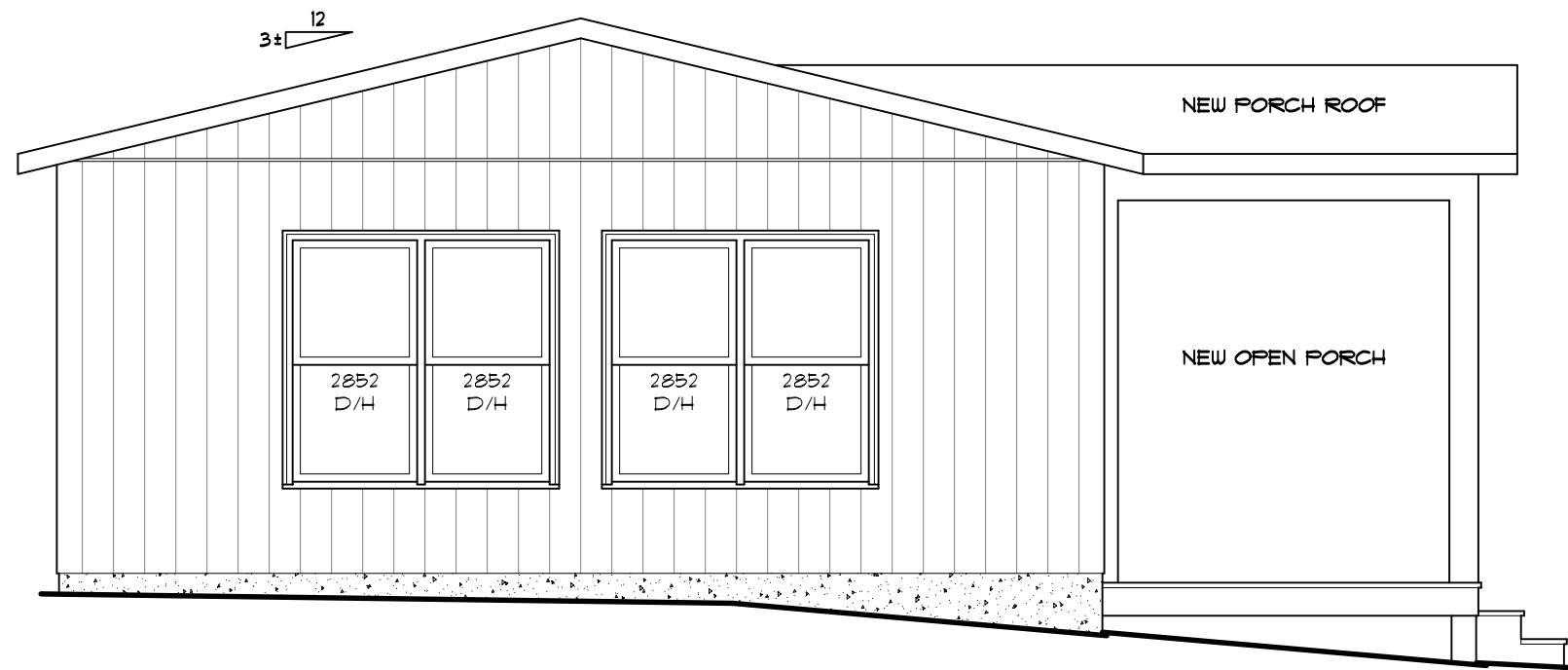


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

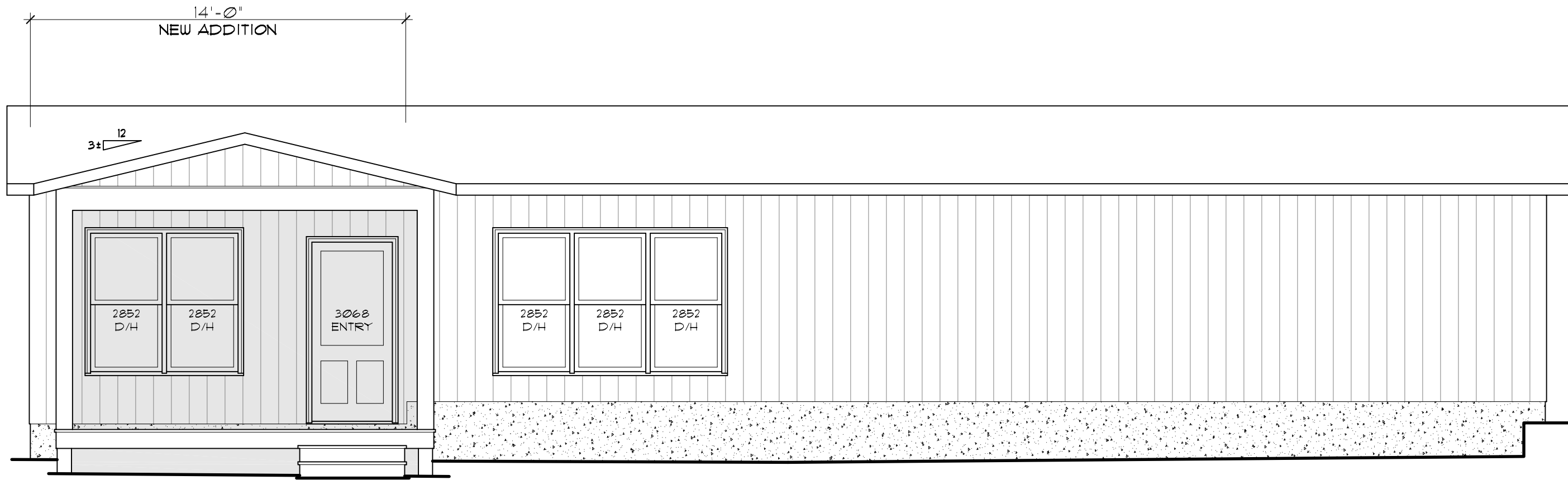


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

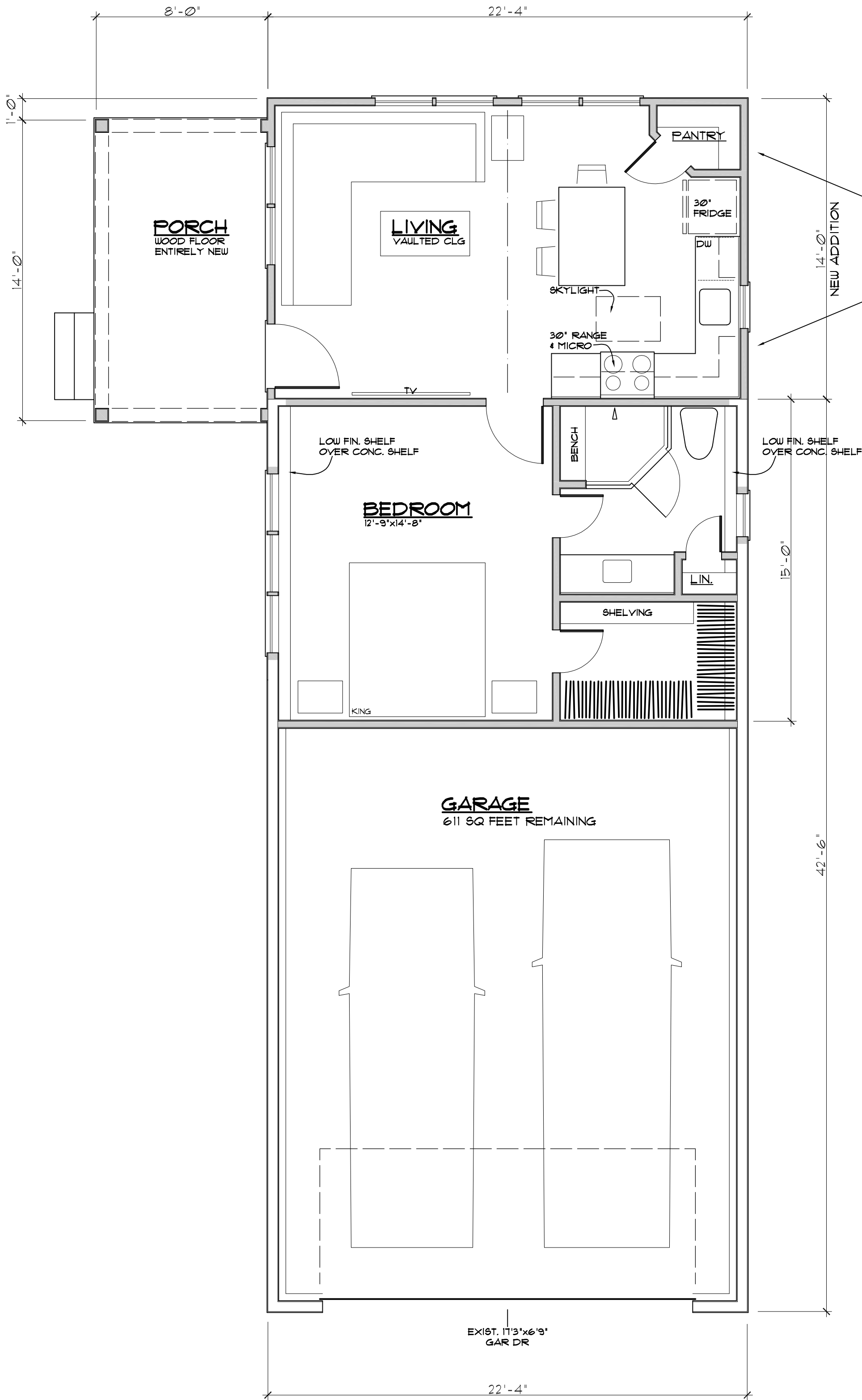
IMPORTANT NOTE: IF REAR CORNER OF EXISTING STRUCTURE IS WITHIN 8.5' SIDE SETBACK, WE WILL GET AN ADMINISTRATIVE VARIANCE FOR UP TO 10' OF SETBACK RELIEF (10% OF 8.5' SETBACK) THEN PUSH THIS WALL OF THE ADDITION IN BY WHATEVER IS NECESSARY BEYOND THAT.



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

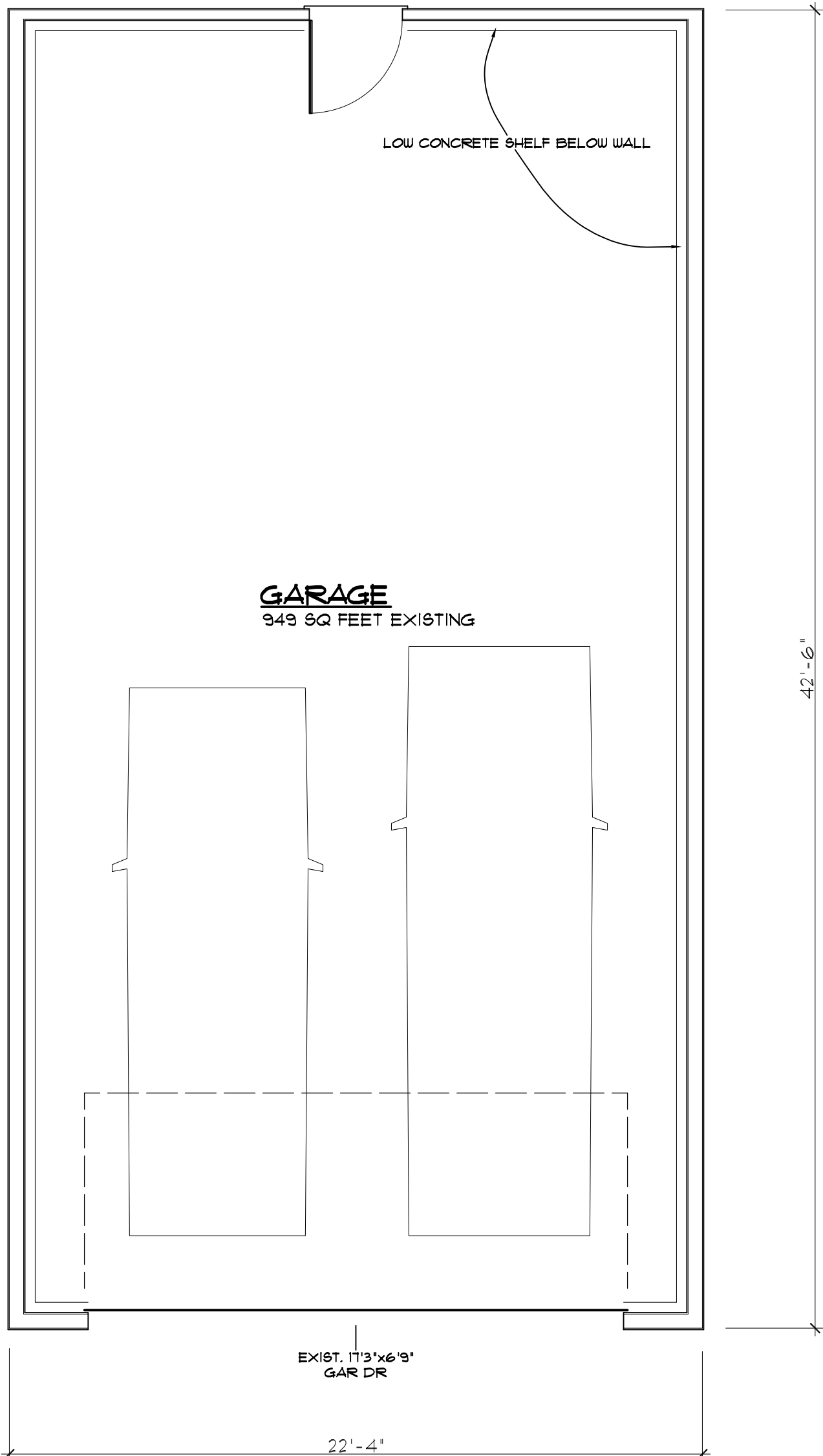


LEFT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED PLAN
SCALE: 1/4" = 1'-0"

651 SQ FT PROPOSED ACCESSORY DWELLING UNIT (INCLUDING 313 SQ FT ENTIRELY NEW CONCRETE SLAB)
611 SQ FT REMAINING GARAGE ACCESSORY STRUCTURE



EXISTING PLAN
SCALE: 1/4" = 1'-0"

949 SQ FEET EXISTING



EXISTING FRONT ELEVATION



EXISTING REAR AND LEFT SIDE ELEVATION



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

HAVERTY RESIDENCE
1185 OAKDALE ROAD
PRICE RESIDENTIAL DESIGN

HAVERTY RESIDENCE
1185 OAKDALE ROAD
ATLANTA, GEORGIA
PRELIMINARY PLANS
AND ELEVATIONS
SHEET A-1
DECEMBER 21, 2023