

Chief Executive Officer  
Lorraine Cochran-Johnson

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Interim Director  
Cedric W. Hudson, MCRP

**Application for Certificate of Appropriateness**

Date submitted: 4/25/2025 Date Received: \_\_\_\_\_

Address of Subject Property: 1140 Springdale Rd., Atlanta, GA 30306

Applicant: Brendan Hunter E-Mail: bhunter1001@gmail.com

Applicant Mailing Address: 5900 Windward Parkway, Suite 390  
Alpharetta, GA 30005

Applicant Phone: 404-824-5112

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

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Owner(s): Brendan Hunter Email: bhunter1001@gmail.com

Owner(s): \_\_\_\_\_ Email: \_\_\_\_\_

Owner(s) Mailing Address: 5900 Windward Parkway, Suite 390, Alpharetta, GA 30005

Owner(s) Telephone Number: 404-824-5112

Approximate date of construction of the primary structure on the property and any other structures affected by this project: ASAP

Nature of work (check all that apply):

New construction	<input type="checkbox"/>	New Accessory Building	<input type="checkbox"/>	Other Building Changes	<input checked="" type="checkbox"/>
Demolition	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Other Environmental Changes	<input type="checkbox"/>
Addition	<input type="checkbox"/>	Fence/Wall	<input type="checkbox"/>	Other	<input type="checkbox"/>
Moving a Building	<input type="checkbox"/>	Sign Installation	<input type="checkbox"/>		

Description of Work:

See attached description of project and photos.

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) and [pvjennings@dekalbcountyga.gov](mailto:pvjennings@dekalbcountyga.gov). An incomplete application will not be accepted.

**Brendan Hunter** Digitally signed by Brendan Hunter  
Date: 2025.04.25 10:08:05 -04'00'  
Signature of Applicant: \_\_\_\_\_

## DESCRIPTION OF PROJECT

As part of remodeling my kitchen, I am seeking to replace (2) windows, remove (1) window, and remove two (2) doors. This will also involve raising the roof line above one door.

On the right side of the house, I am seeking to remove “Window 1” and “Door 1” labeled in the below photo. The areas will be bricked over and the bricks will be painted to match the existing bricks. I am also seeking to replace “Window 2” with two (2) windows that match the other windows on the house.

On the rear of the house, I am seeking to remove “Door 2,” as well as the steps for “Door 2.” The area will be bricked over and the bricks will be painted to match the existing bricks. I am also seeking to replace “Window 3” with two (2) windows that match the other windows on the house. I am also raising the roof line above “Door 3” approximately two one (1) to (2) feet in order to create a consistent ceiling height in the kitchen. “Door 3” will also be raised and new stairs will be installed.

Located behind the house there is a detached garage, a fireplace, and a stone wall. I am seeking to remove the detached garage, fireplace, and stone wall. The area will be properly graded, and appropriate ground cover will be installed. The ground cover will consist of grass, pine straw/mulch, and landscaping.



## SIDE OF HOUSE





# REAR SIDE OF HOUSE



**DOOR 2**

**WINDOW 3**

**DOOR 3**









**From:** [Brendan Hunter](#)  
**To:** [Paige V. Jennings](#)  
**Subject:** Re: Questions Regarding Application for 1140 Springdale Road  
**Date:** Wednesday, May 14, 2025 2:36:55 PM  
**Attachments:** [image001.png](#)  
[Site Plan.pdf](#)

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Paige,

The window on the side of the house that is being replaced is just a piece of glass that they installed trim around. This window is not original to the house. The window on the back of the house that is being replaced is a wood frame window.

The windows that are being installed are aluminum clad wood windows with simulated divided lites.

I don't have a site plan at this time. However, the tax map shows the location of the house and the garage. I have drawn in where the stone wall and fireplace are located. The garage and stone wall/fireplace are not original to the house. We believe these were added sometime in the 1970s or early 1980s. The garage and stone wall/fireplace are in really bad shape. Ultimately, we are looking at constructing a carriage house that is similar to the ones my neighbors on both sides of me have built.

I am currently working with a landscape designer to develop a landscaping plan for this area. There will be grass and native plants. The plantings include:

Hydrangeas  
Hawthorns  
Azaleas  
Perennials  
Magnolia  
Dogwoods

Please let me know if you need anything else.

Brendan Hunter  
404-824-5112

On Wed, May 14, 2025 at 1:33 PM Paige V. Jennings <[pvjennings@dekalbcountyga.gov](mailto:pvjennings@dekalbcountyga.gov)> wrote:

Good Afternoon,

Hope that this email finds you well!

We are finalizing our staff reviews for the upcoming HPC meeting scheduled for May 19th.



Before finalizing our report on the application for 1140 Springdale Road, could you please provide information for the following questions?

1. What material are the current windows? What material are the proposed replacements and new windows?
2. Will the new windows have simulated divided lites or true muntins?
3. Can you provide a site plan to show the location of the garage, fireplace, and stone wall on the property?
4. For the landscaping that will be added to the areas where the demolished structures are currently located, can you provide a list of proposed plantings?

Please provide all information that you can as soon as possible. Our reports will be finalized before the of the week and will be sent out along with the agenda for the meeting to applicants.

Thank You,

Paige

**Paige V. Jennings (they/them)**

**Senior Planner, Historic Preservation**

DeKalb County Government | Department of Planning & Sustainability

Current Planning | Zoning Division

Government Services Center| 178 Sams Street | Decatur, GA 30030

Email: [pvjennings@dekalbcountyga.gov](mailto:pvjennings@dekalbcountyga.gov)

County Cell: 470-829-7341



Click here for **Permit Status** [DeKalb County Permit Tracker](#)

Click here for **Permit Guide** [https://app.oncamino.com/dekalb\\_county/](https://app.oncamino.com/dekalb_county/)

Click here for **Zoning Map** [DeKalb County Parcel Viewer](#)





