

Chief Executive Officer  
Lorraine Cochran-Johnson

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Interim Director  
Cedric W. Hudson, MCRP

**Application for Certificate of Appropriateness**

Date submitted: \_\_\_\_\_

Date Received: \_\_\_\_\_

Address of Subject Property: \_\_\_\_\_

Applicant: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Applicant Mailing Address: \_\_\_\_\_

Applicant Phone: \_\_\_\_\_

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

\*\*\*\*\*

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

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

Owner(s) Mailing Address: \_\_\_\_\_

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

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

Nature of work (check all that apply):

New construction	<input type="checkbox"/>	New Accessory Building	<input type="checkbox"/>	Other Building Changes	<input 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:

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.**

Signature of Applicant: \_\_\_\_\_



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DEPARTMENT OF PLANNING & SUSTAINABILITY

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**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: \_\_\_\_\_

being owner(s) of the property at: \_\_\_\_\_

hereby delegate authority to: \_\_\_\_\_

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

Signature of Owner(s):  \_\_\_\_\_

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 via email. 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.

DUQUE RESIDENCE  
2150 EAST LAKE ROAD, NE  
ATLANTA, GA 30307

PROJECT DESCRIPTION  
ADDITION AND RENOVATION TO A NON-HISTORIC HOUSE  
ADDITION AND RENOVATION TO A NON-HISTORIC ADU

SHEET INDEX

- GIS MAP SHOWING LOCATION OF PROPERTY
- S-1 SITE SURVEY
- S-2 PROPOSED SITE PLAN
- A-1 PROPOSED MAIN HOUSE PLAN
- A-2 PROPOSED MAIN HOUSE ELEVATIONS
- A-3 PROPOSED ADU PLANS AND ELEVATIONS
- PHOTOS OF EXISTING CONDITIONS
- FINISHES/FIXTURES/COLORS/WINDOWS/DOORS
- BRACKET

YOUR HOME  
ARCHITECT

Cynthia M. Karegeannes, RA, NCARB  
4108 ALLENHURST DRIVE, NORCROSS, GA 30092  
770.337.3213 - cmk@yourhomearchitect.com

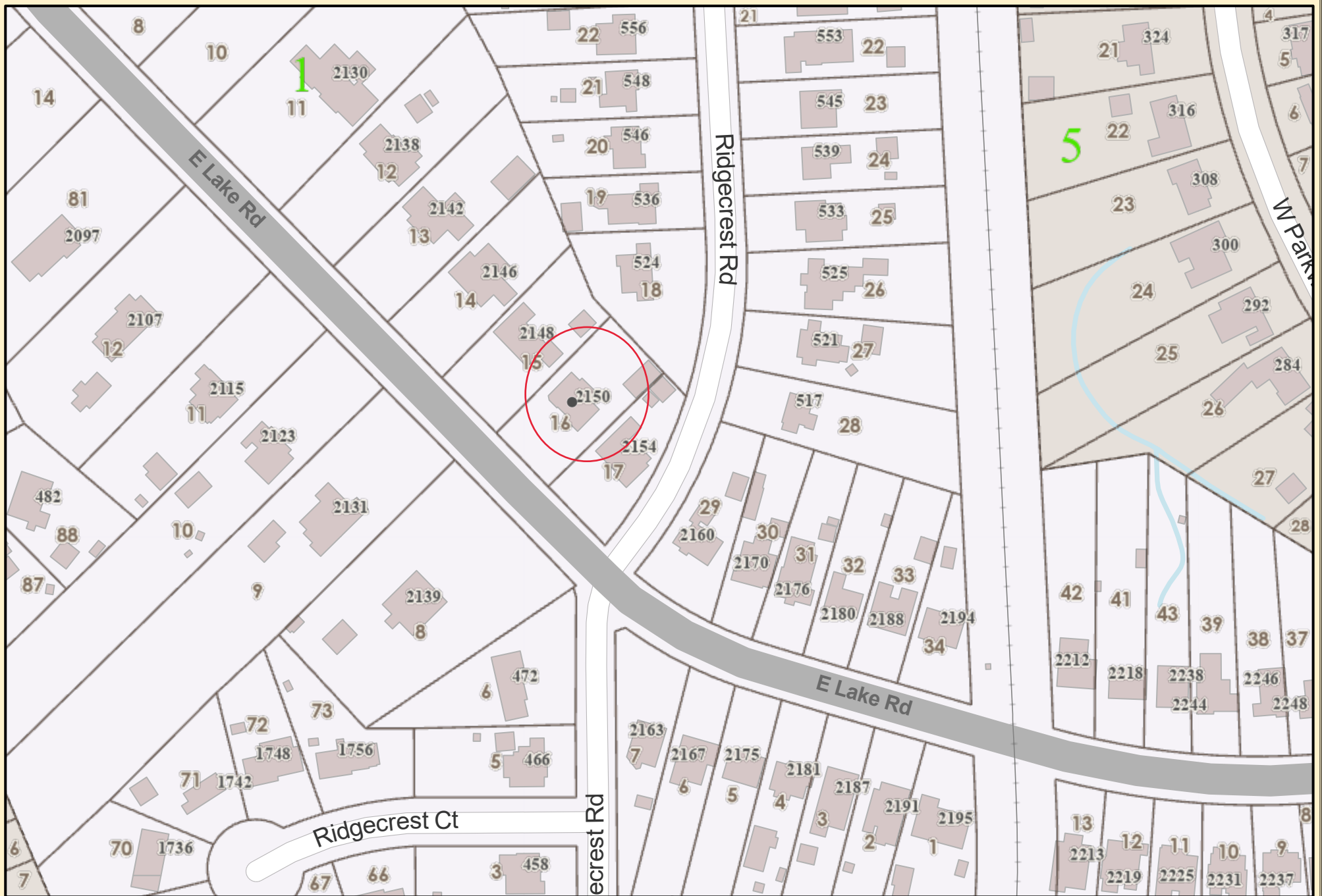
SDUQUE  
2150 EAST LAKE ROAD, NE  
ATLANTA, GA 30307

DISCLAIMER:  
THESE DRAWINGS HAVE BEEN PREPARED AS  
AN ARCHITECTURAL GUIDE ONLY. THE DRAWINGS  
SHOULD BE REVIEWED PRIOR TO CONSTRUCTION  
BY A LICENSED GENERAL CONTRACTOR OR  
ENGINEER. THE CONTRACTOR ASSUMES ALL  
RESPONSIBILITY FOR THE CONSTRUCTION  
OF THIS PROJECT. VERIFY ALL THE DIMENSIONS  
IN THE FIELD PRIOR TO AND DURING CONSTRUCTION

PROJECT ARCHITECT  
CMK  
RELEASE DATE  
5 12 2025

PROPOSED

A-0



# DeKalb County Parcel Map

0 0.0075 0.015 0.03 0.045 0.06  
mi

Date Printed: 4/22/2025



## DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



# LAND SURVEYING - CONSULTING - COMMERCIAL - RESIDENTIAL

DISTANCES ARE HORIZONTAL GROUND DISTANCES.

THE SURVEY DIMENSIONS ARE BASED ON THE U.S. FOOT (39.37 INCHES = 1 METER)

EQUIPMENT USED:  
THEODOLITE READING DIRECTLY TO 02 SECONDS,  
ELECTRONIC DISTANCE METER READINGS DIRECTLY TO .005 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 30,672 FEET. THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 145,300 FEET.

THIS PROPERTY HAS BEEN FIELD SURVEYED.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND MAY BE SUBJECT TO OTHER EASEMENTS AND ENCUMBRANCES NOT SHOWN THAT MAY OR MAY NOT BE OF RECORD.

## LEGEND

- REBAR FOUND OR SET (RBF) (RBS)
- CORNER CALCULATED OR SET (IPS)
- LIGHT POLE (LP) / POWER POLE (PP)
- WATER METER (WM)
- GAS METER (GM)

SUBJECT LOT IS  
LOT 16 BLOCK 22  
TAX FINANCING COMPANY, INC  
SUBDIVISION  
AS RECORDED IN  
PLAT BOOK 17 PAGE 116  
RERECORDED IN  
PLAT BOOK 21 PAGE 139  
TAX ID 15 237 01 016

### SITE REFERENCES:

- DEED BOOK 24267 PAGE 350
- DEED BOOK 20107 PAGE 526
- DEED BOOK 11029 PAGE 123
- DEED BOOK 11002 PAGE 280
- DEED BOOK 6670 PAGE 455
- PLAT BOOK 17 PAGE 116
- PLAT BOOK 21 PAGE 139
- TAX MAPS AND TAX DATA AVAILABLE ONLINE FROM THE DEKALB COUNTY WEB SITE.

LOT 15  
N/F  
JANE E. ERKES &  
EDWARD E. ERKES  
DB 24195 PG 395  
TAX ID 15 237 01 015

FLOOR AREA  
RATIO F.A.R.  
2187 SQ.FT. OR  
11.9% OF LOT

LOT AREA  
0.422 ACRES +/-  
18,399 SQ.FT. +/-

### UNDERGROUND UTILITY DISCLAIMER

Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information as it relates to underground facilities and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and such underground utilities and structures not shown may be encountered. The Owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of the information shown hereon as it relates to underground utilities and structures. The limitations as to accuracy contained in this paragraph shall not apply to the utilities and/or structures of any kind which are visible from the surface. All such above ground utilities and/or structures have been field located and are accurately depicted hereon.

### PLAT CERTIFICATION NOTICE

THIS PLAT HAS BEEN 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 EXPRESS RECERTIFICATION BY THE SURVEYOR HEREON. RENAMING THE PLAT TO SAID OTHER PERSON, PERSONS OR ENTITIES.

IMPERVIOUS  
AREA  
6246 SQ.FT. OR  
33.9% OF LOT

STEP STONES	78
SLATE PATIO	534
HOUSE FOOTPRINT	2187
F PRCH, STEPS & WLK	216
BRICK PAD	258
DRIVE	2004
SHED	103
SCREEN PORCH	152
1 STORY FRAME	241
GARAGE	438
F WALL	35

### STATE WATERS NOTE

THIS SURVEYOR HAS MADE NO DETERMINATION OR JUDGEMENT AS TO THE EXISTENCE OF ANY STATE WATERS THAT MAY BE ON OR ADJACENT TO THE PROPERTY SHOWN ON THIS SURVEY. PRIOR TO ANY CONSTRUCTION OR OTHER WORK THE PROPERTY OWNER AND/OR THEIR CONTRACTOR SHOULD VERIFY WITH THE LOCAL AND/OR STATE AGENCIES AS TO THE EXISTENCE OF STATE WATERS THAT MAY IMPACT THIS PROPERTY. AN INDEPENDENT ENVIRONMENTAL ASSESSMENT MAY BE REQUIRED.

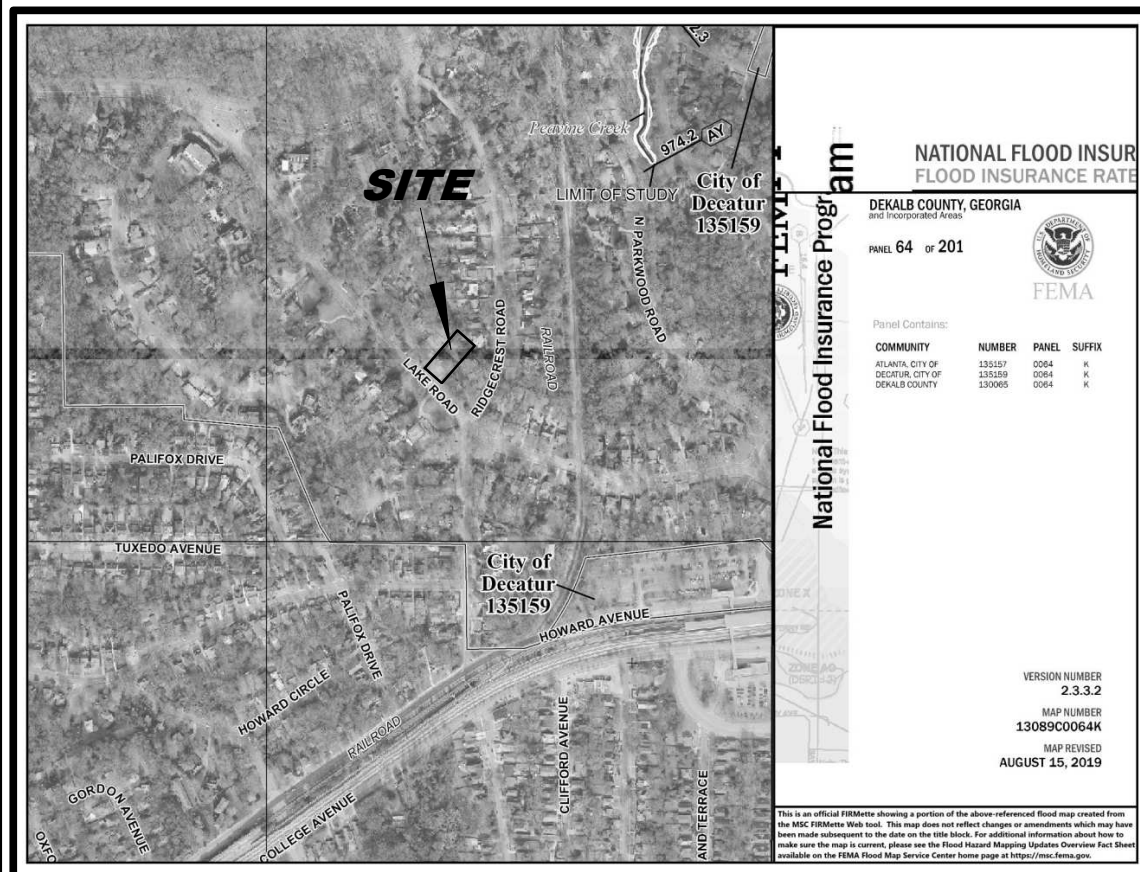
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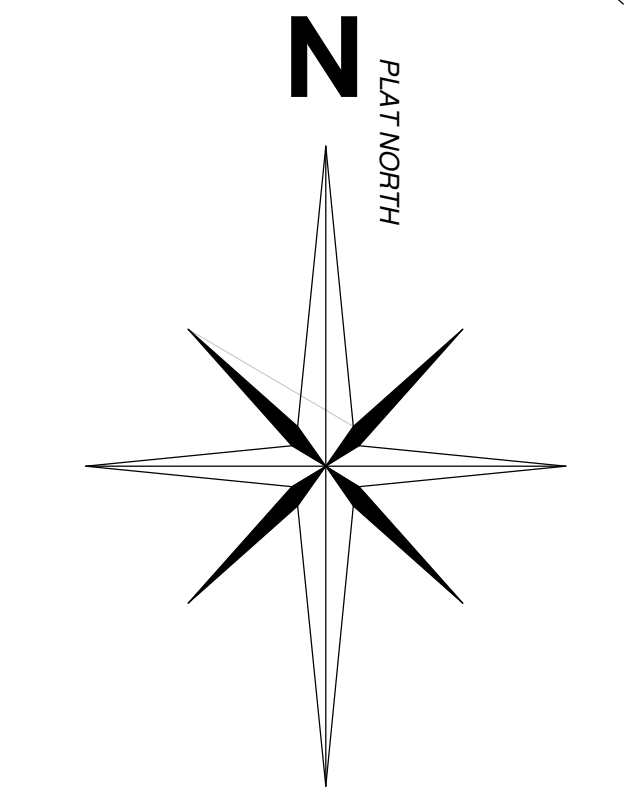


LANNES K. BURKHALTER GA. R.L.S. #2581 02/21/24  
DATE

MATTERS OF TITLE ARE EXCEPTED  
© COPYRIGHT AARROW SURVEYING 2024



NO PORTION OF THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13089C0064H PANEL 64 OF 201 COVERING DEKALB COUNTY, GEORGIA DATED AUGUST 15, 2019.

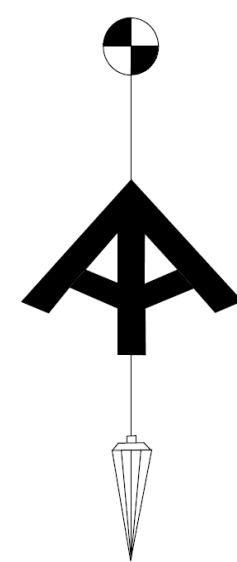


NOTE FOR POLAR SHIFT:  
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JOB NUMBER: 160024  
SCALE: 1" = 20'  
DATE: 04/25/16  
DRAWN BY: KB  
PC: KB LP: KB  
CHECKED BY: KB  
AARROW PLAT DATE: 03/04/24

BOUNDARY/ASBUILT SURVEY FOR:  
**FRANCISCO DUQUE  
& ALI SCHWARZ-DUQUE**

LOCATED AT:  
**#2150 EAST LAKE ROAD, NE  
LAND LOT 237 OF THE 15TH DISTRICT  
DEKALB COUNTY, GEORGIA**



**AARROW SURVEYING**  
LICENSE NO. LSF000595

2245 COUNTRY WALK  
SNELLVILLE, GEORGIA 30039  
PH. AND FAX 770-982-9900

SHEET 01 OF 01

REVISIONS:  
02/12/24: UPDATE POST CONSTRUCT  
REMODEL WITH IMPERVIOUS CALCS



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LOT 15  
N/F  
JANE E. ERKES &  
EDWARD E. ERKES  
DB 24195 PG 395  
TAX ID 15 237 01 015

**PROPOSED**  
FLOOR AREA RATIO  
F.A.R. 2187 SQ.FT. OR  
11.9% OF LOT

**LOT AREA**  
0.422 ACRES +/-  
18,399 SQ.FT. +/-

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**PROPOSED**  
IMPERVIOUS AREA  
6311 SQ.FT. OR  
34.3% OF LOT

STEP STONES	78
SLATE PATIO	485
HOUSE FOOTPRINT	2187
HOUSE ADDITION	136
F PRCH, STEPS & WLK	216
BRICK PAD	258
DRIVE	1908
SHED	103
ADU PORCH	56
ADU	344
GARAGE	438
F WALL	35

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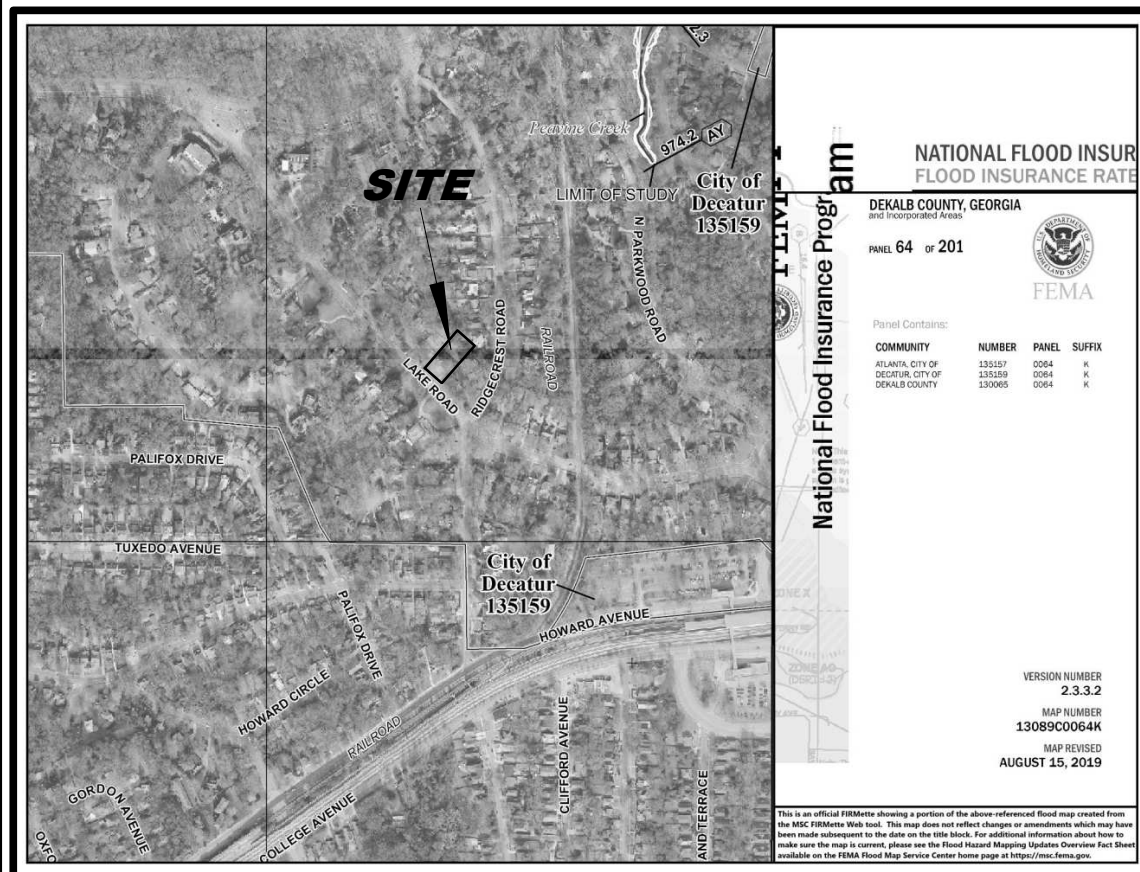


LANNES K. BURKHALTER GA. R.L.S. #2581 02/21/24  
DATE

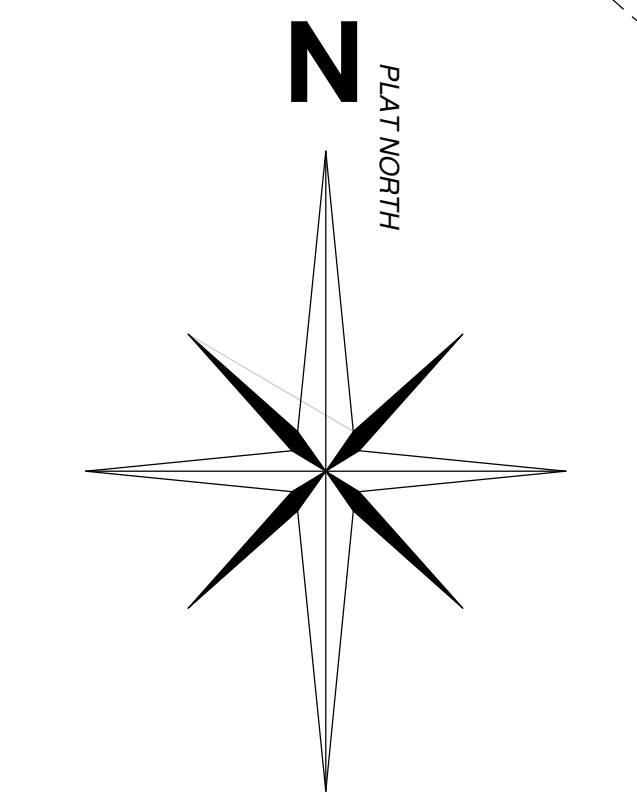
MATTERS OF TITLE ARE EXCEPTED  
© COPYRIGHT AARROW SURVEYING 2024



LOCATION MAP  
NOT TO SCALE

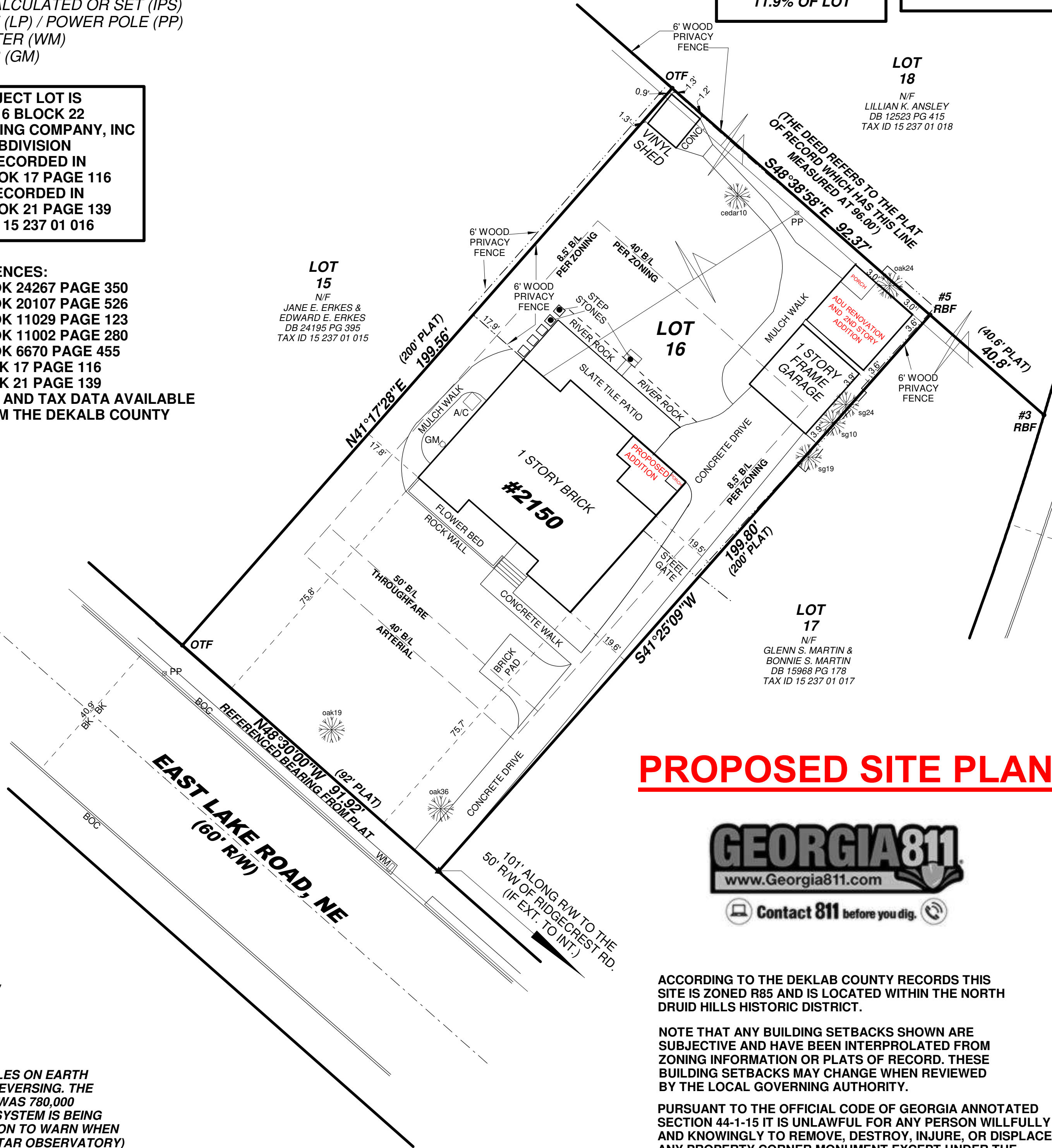


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Graphic Scale  
20' 0' 10' 20' 40'  
1" = 20'

NOTE FOR POLAR SHIFT:  
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## PROPOSED SITE PLAN



ACCORDING TO THE DEKALB COUNTY RECORDS THIS SITE IS ZONED R85 AND IS LOCATED WITHIN THE NORTH DRUID HILLS HISTORIC DISTRICT.

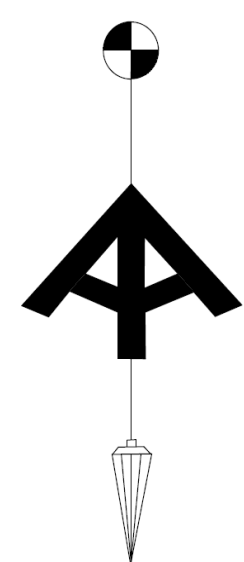
NOTE THAT ANY BUILDING SETBACKS SHOWN ARE SUBJECTIVE AND HAVE BEEN INTERPOLATED FROM ZONING INFORMATION OR PLATS OF RECORD. THESE BUILDING SETBACKS MAY CHANGE WHEN REVIEWED BY THE LOCAL GOVERNING AUTHORITY.

PURSUANT TO THE OFFICIAL CODE OF GEORGIA ANNOTATED SECTION 44-1-15 IT IS UNLAWFUL FOR ANY PERSON WILLFULLY AND KNOWINGLY TO REMOVE, DESTROY, INJURE, OR DISPLACE ANY PROPERTY CORNER MONUMENT EXCEPT UNDER THE AUTHORITY OF A REGISTERED LAND SURVEYOR.

JOB NUMBER: 160024  
SCALE: 1" = 20'  
DATE: 04/25/16  
DRAWN BY: KB  
PC: KB LP: KB  
CHECKED BY: KB  
AARROW PLAT DATE: 03/04/24

BOUNDARY/ASBUILT SURVEY FOR:  
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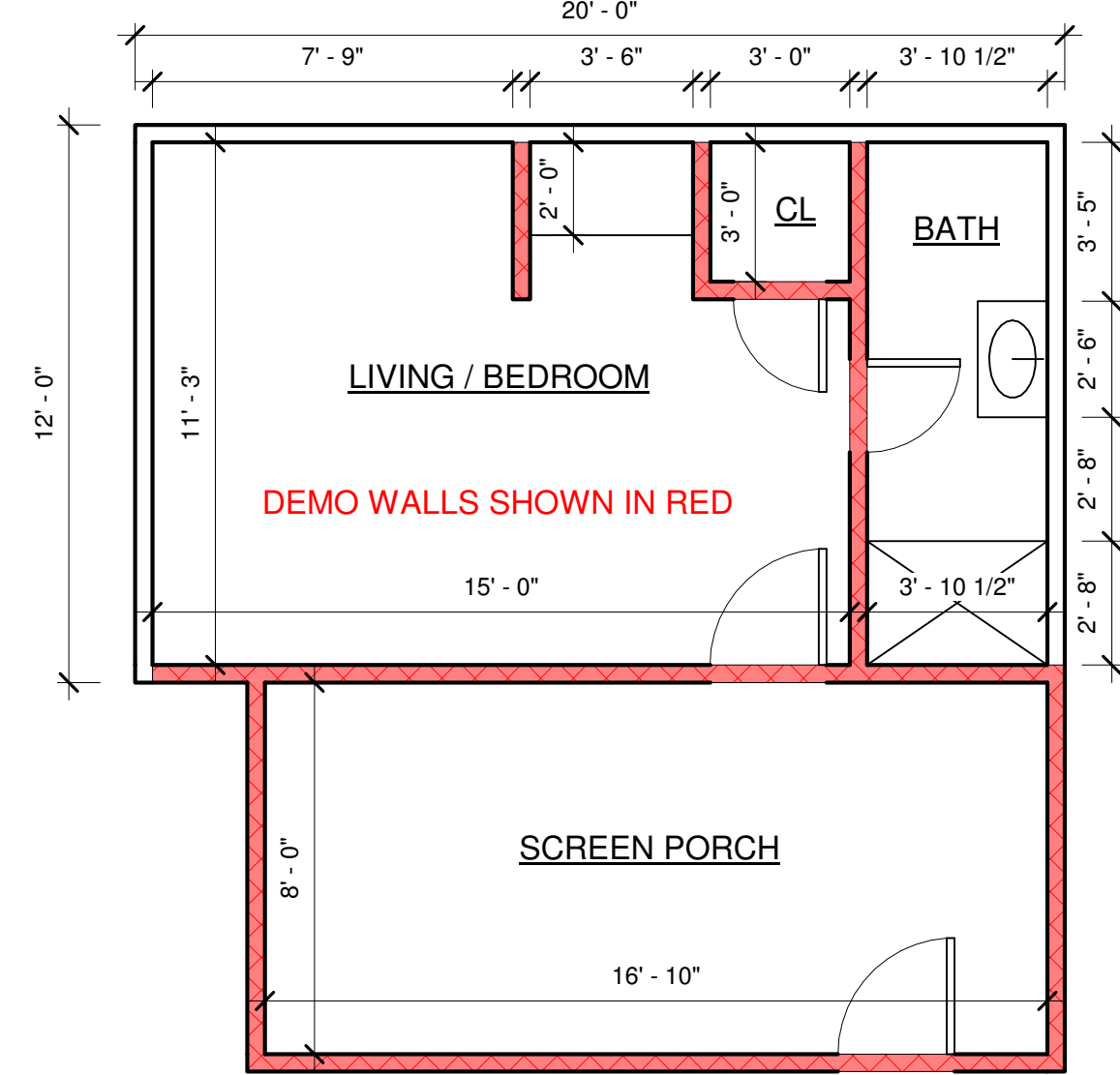
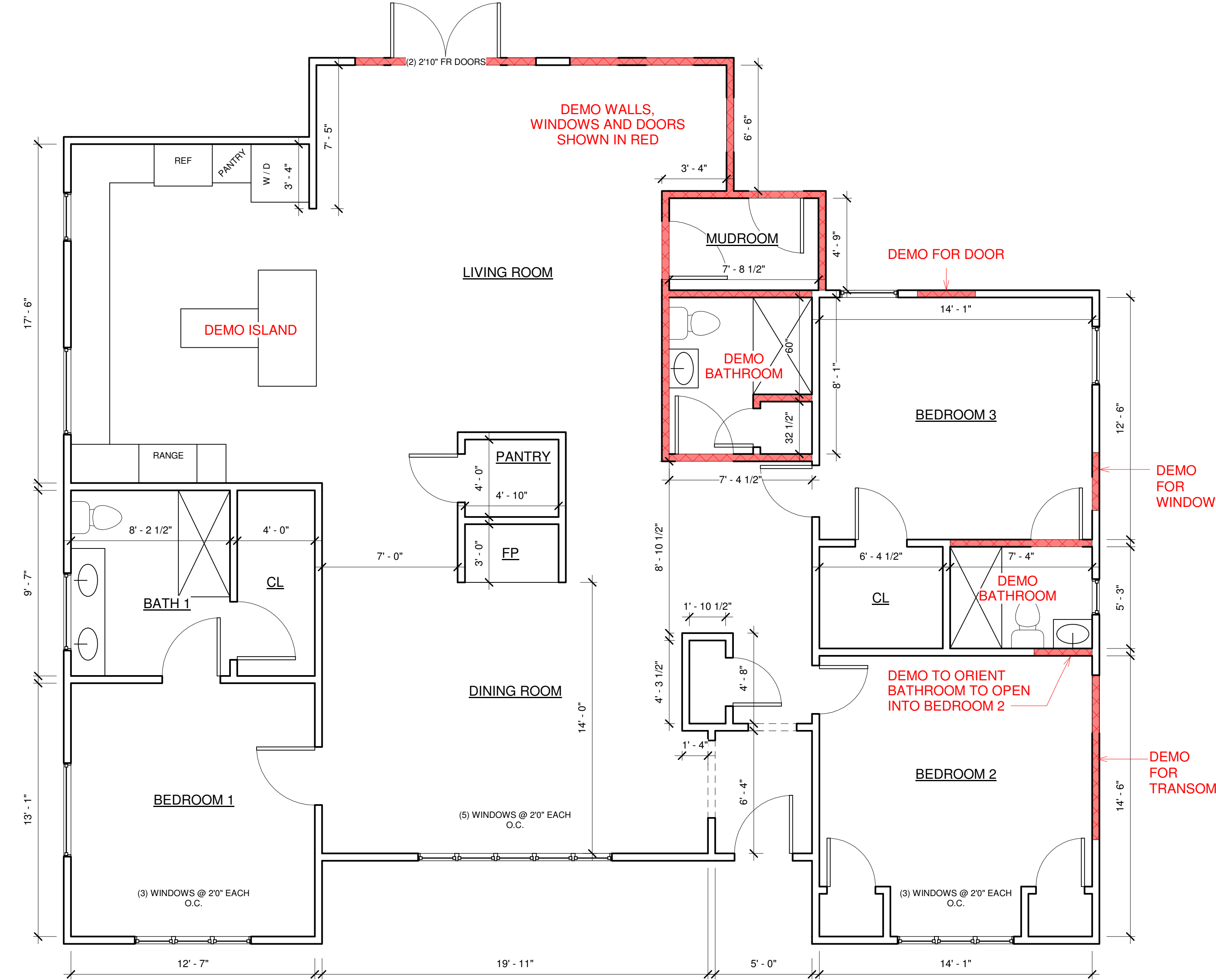
SHEET 01 OF 01

REVISIONS:  
02/12/24: UPDATE POST CONSTRUCTION  
REMODEL WITH IMPERVIOUS CALCUS



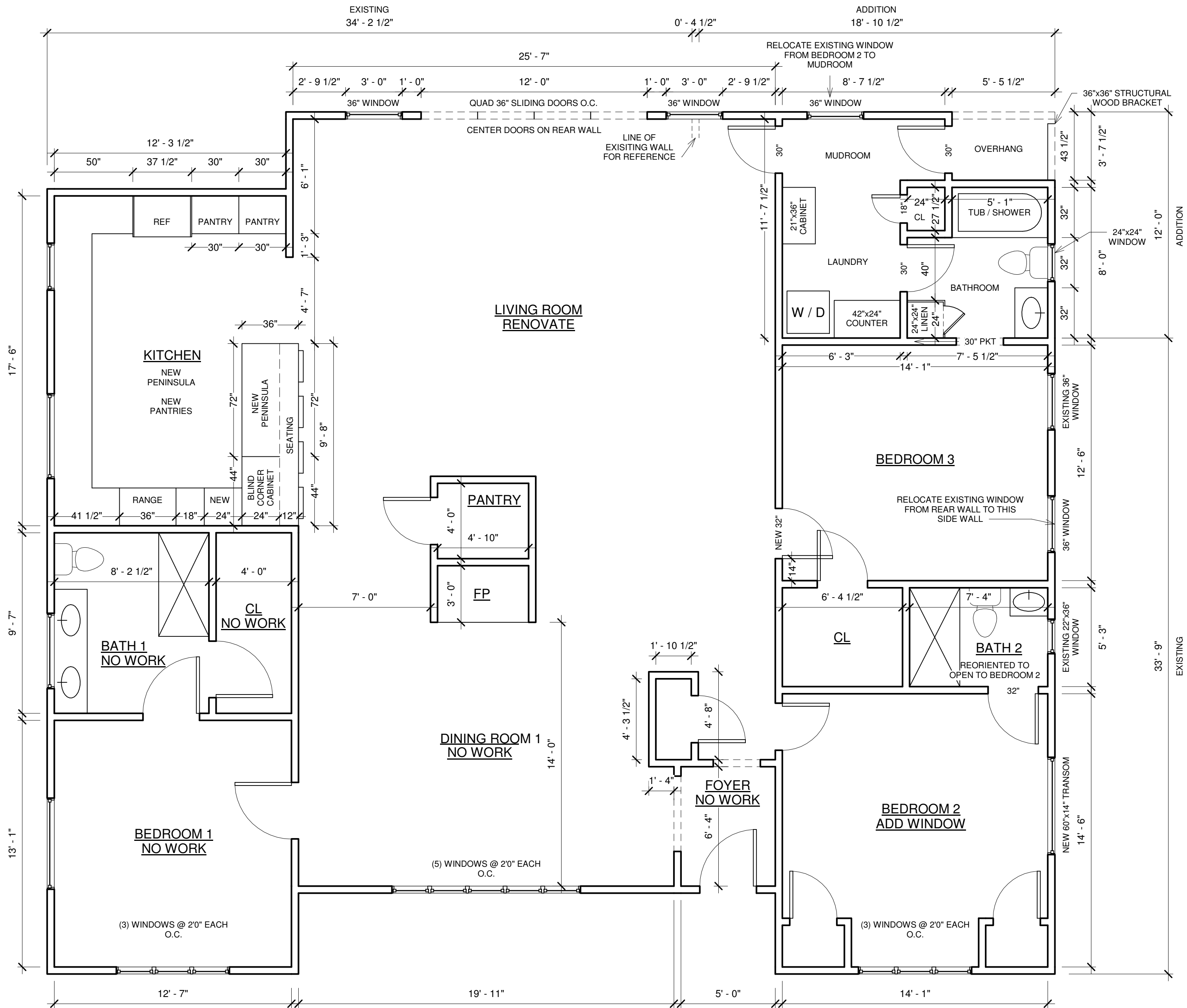
AS BUILT FLOOR PLANS WITH DEMOLITION NOTES

VERIFY ALL DIMENSIONS IN THE FIELD  
PRIOR TO AND DURING CONSTRUCTION 1/4" = 1'0"



PROPOSED MAIN HOUSE FLOOR PLAN

VERIFY ALL DIMENSIONS IN THE FIELD  
PRIOR TO AND DURING CONSTRUCTION 1/4" = 1'0"



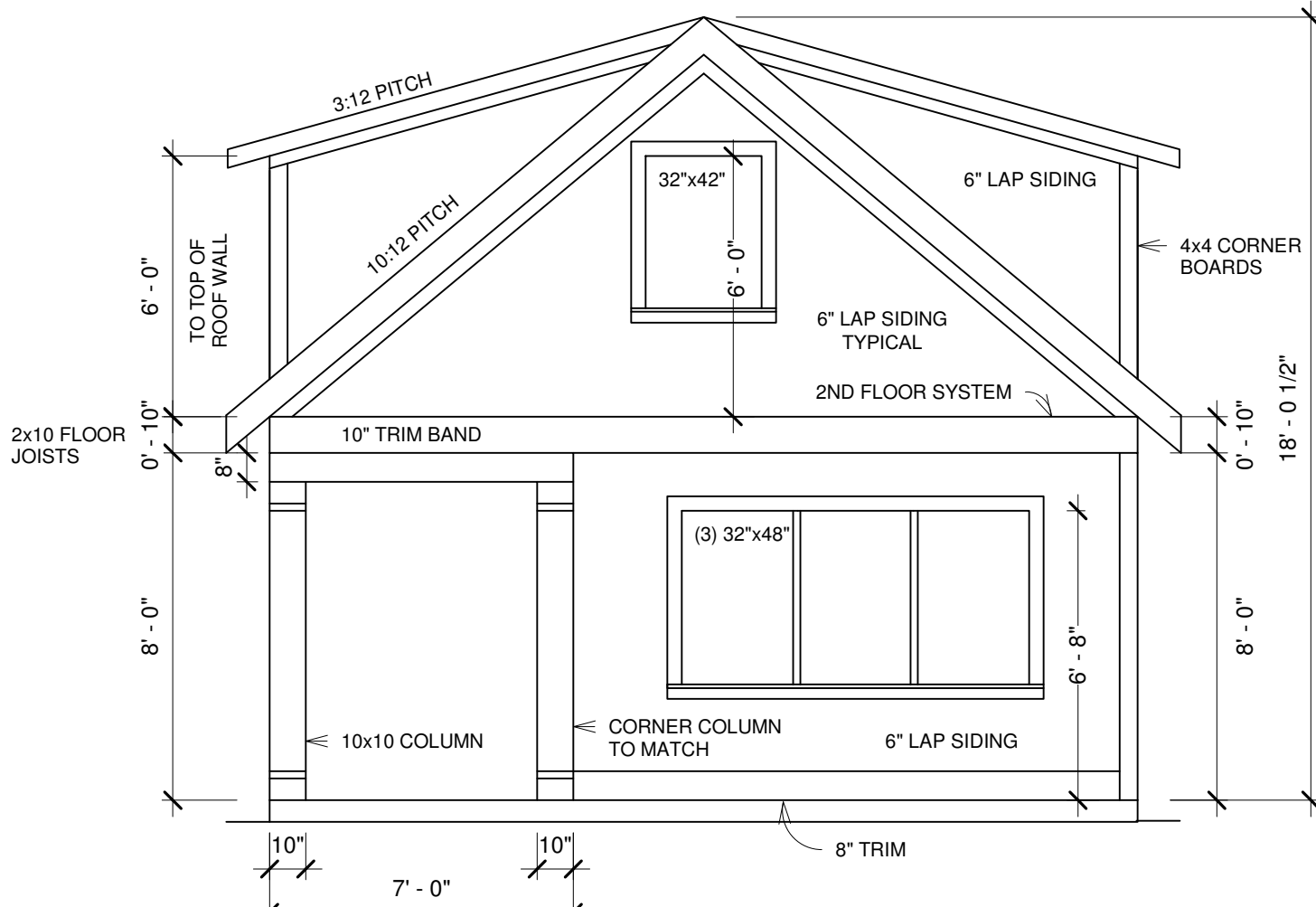
NOT RELEASED FOR CONSTRUCTION



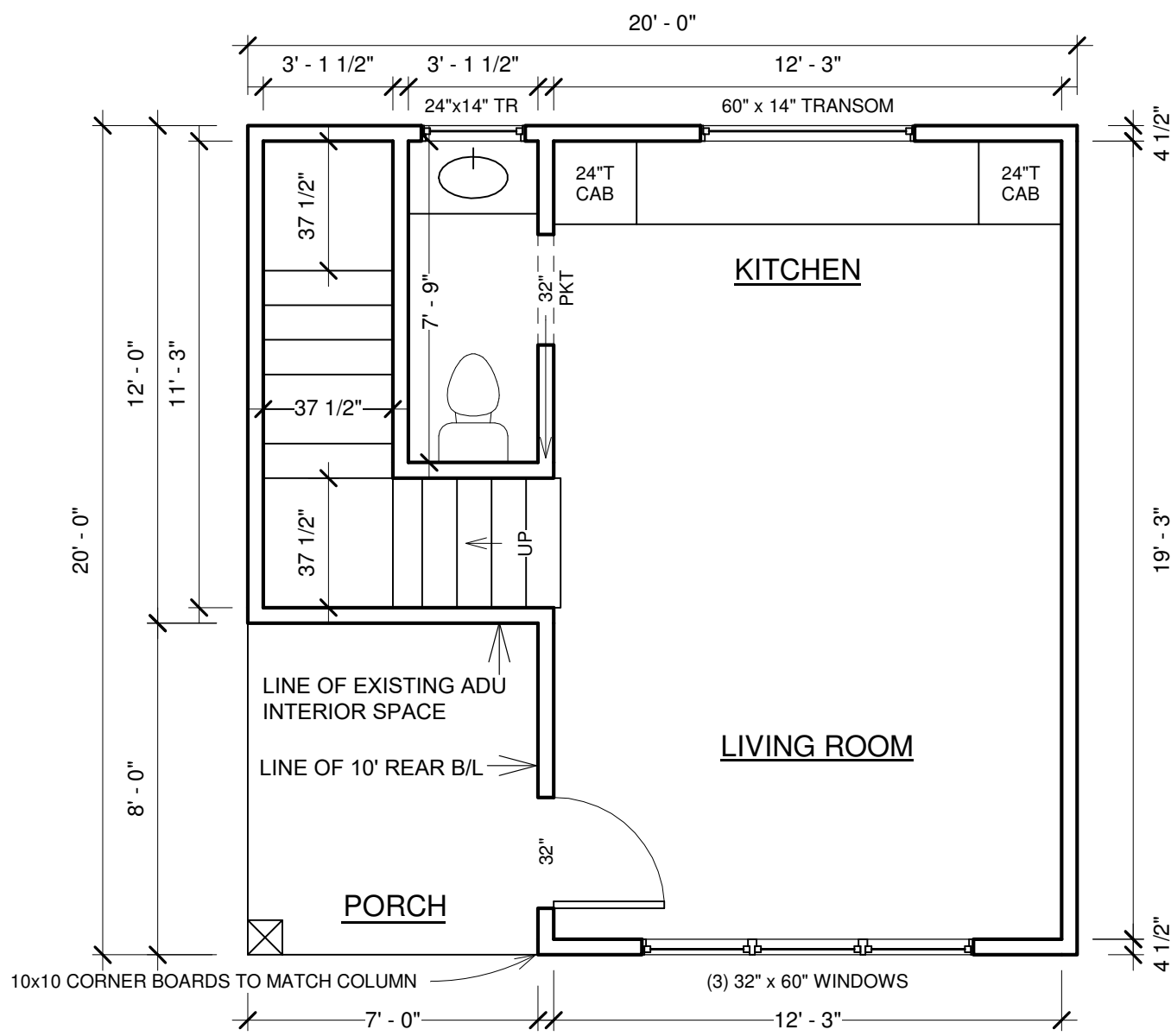

$$1/4" = 1'0"$$

**YOUR HOME  
ARCHITECT**  
Cynthia M. Karegeannes, RA, NCARB  
414108 ALLENHURST DRIVE, NORCROSS, GA 30092

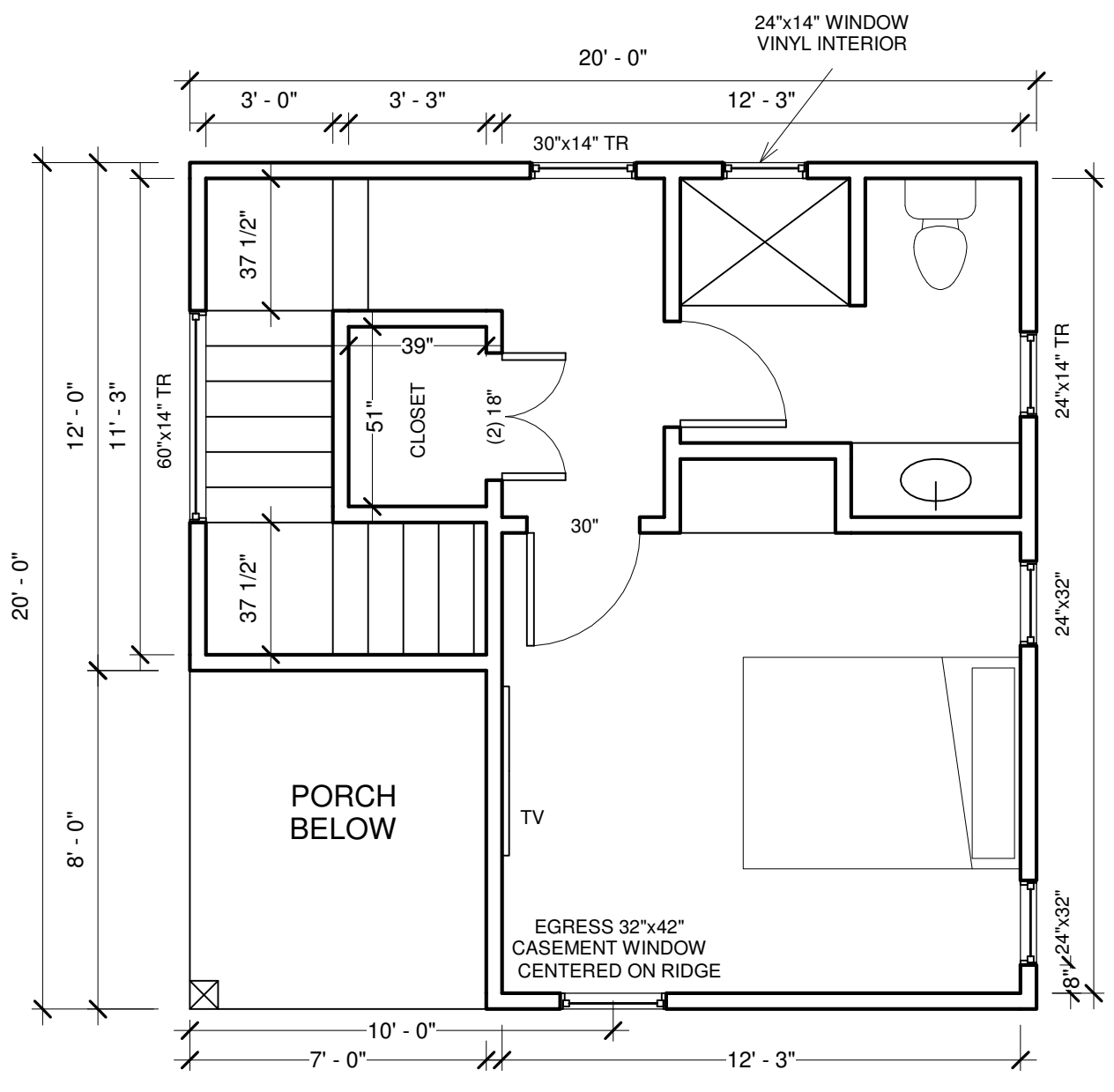
NOT RELEASED FOR CONSTRUCTION



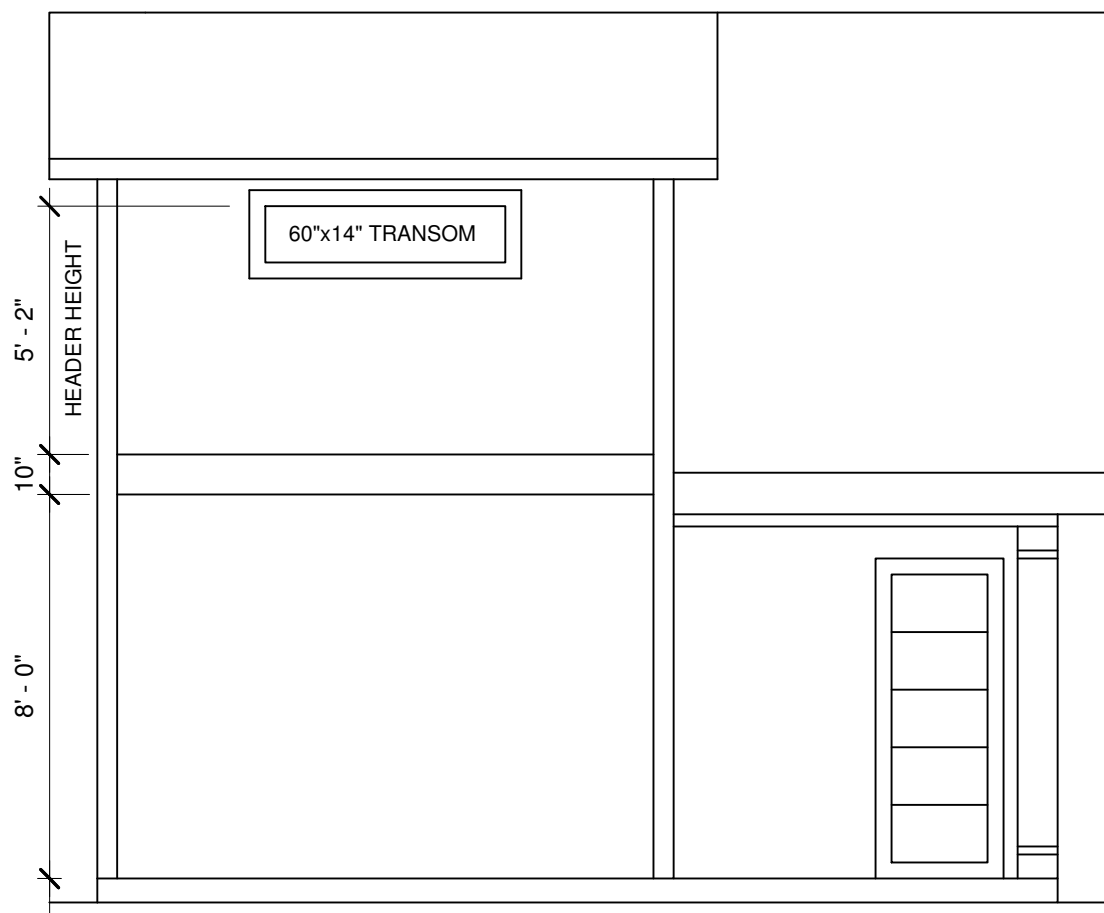
FRONT ELEVATION



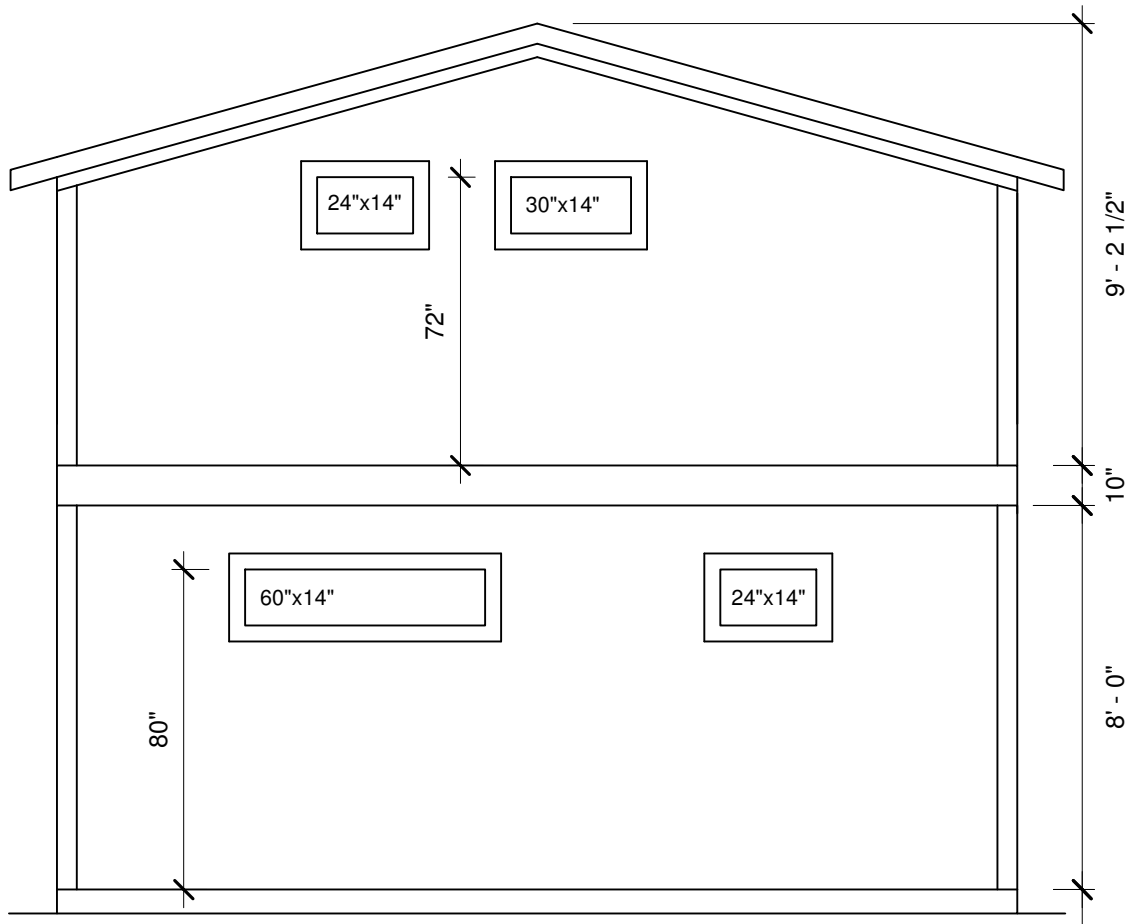
PROPOSED ADU MAIN FLOOR



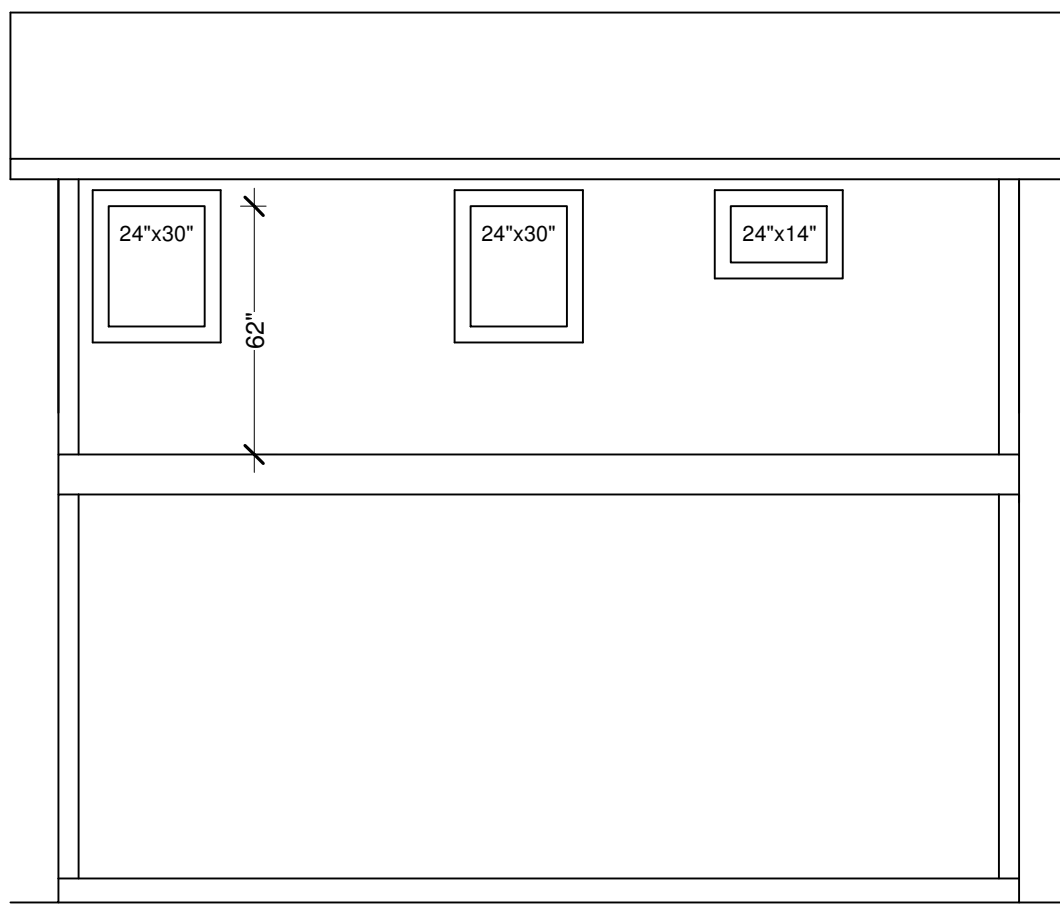
PROPOSED ADU 2ND FLOOR



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

PROPOSED ADU

VERIFY ALL DIMENSIONS IN THE FIELD  
PRIOR TO AND DURING CONSTRUCTION 1/4" = 1'0"

NOT RELEASED FOR CONSTRUCTION



PHOTOS OF EXISTING CONDITIONS

2150 East Lake Road, NE

Main House



Front



Rear





Left side



Right side



2150 East Lake Road, NE  
Accessory Dwelling Unit



View from Street showing Garage in front of ADU



Left Side of ADU



Right Side of ADU



Rear of ADU



# FINISHES/FIXTURES/COLORS/WINDOWS/DOORS

SW 7010

White Duck

TRIM

*Expert Pick*

SW 6235

Foggy Day

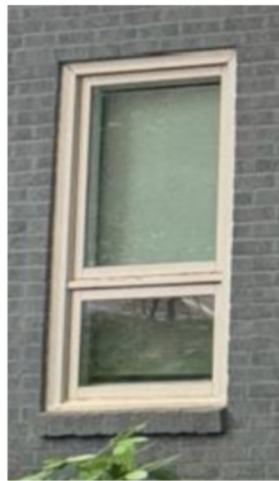
BODY COLOR MAIN  
HOUSE AND ADU



PEWTER ROOF TO MATCH EXISTING



EXTERIOR  
DOORS



EXTERIOR WINDOWS



EXTERIOR  
LIGHTING



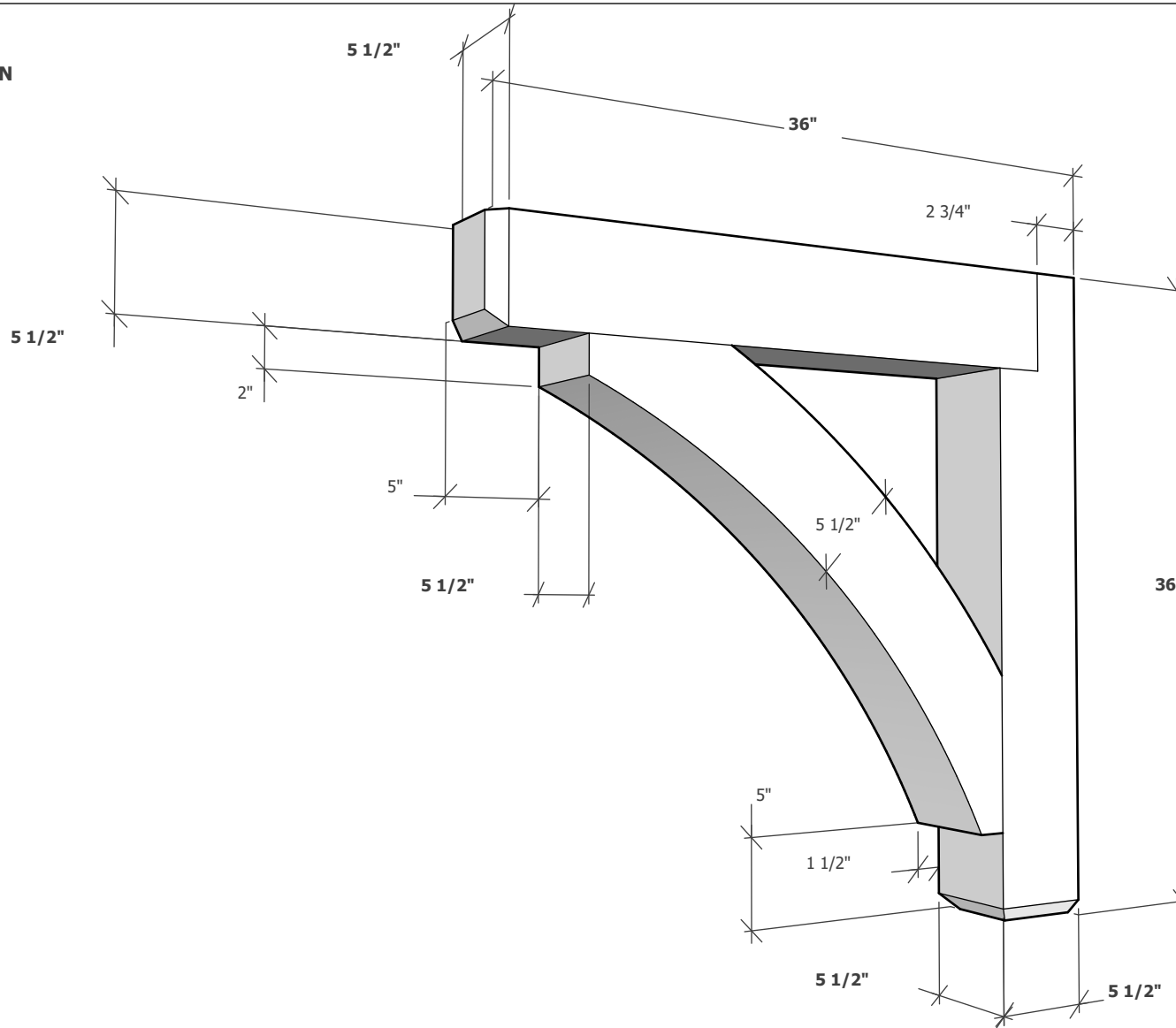
EXTERIOR TRANSOMS



**Cynthia Karegeannes Custom Cedar Bracket per drawing - P 36 x H 36 x T 5 1-2 x BT 5 1-2 Smooth Finish -  
STRUCTURAL DESIGN**

**Qty. 1**

## STRUCTURAL DESIGN



1 **Scale:** Not To Scale



**1-800-915-5110**

**Drawing approval:**

If all measurements and design on this product are correct, please sign.

**X**

Please review the custom drawing(s) below. If you wish to make changes, please DO NOT select the signature button on the drawing. Go to the "ACTIONS" tab above and select the "DECLINE" option, and let us know what changes need to be made to the product(s). If you have any questions please call a sales representative at 1-800-915-5110.

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