

DeKalb County Historic Preservation Commission

Monday, September 15, 2025- 6:00 P.M.

Staff Report

Consent Agenda

D. 1282 Oxford Road, Dan Hanlon. Demolish a nonhistoric pool area and gazebo, construct a pool house and install a pool on the rear of property, and replace driveway. **1247758.**

Built in 1929; Gazebo Built in 1990 - Nonhistoric (18 054 09 032)

This property is in the Druid Hills Character Area #2 and the Druid Hills National Register Historic District.

- 03-97 1282 Oxford Road - Joel Knox, to add room in back of house **Approved**
05-99 1282 Oxford Road (DH), Joan Marmo. Replace garage on existing foundation. Construct small deck on rear of the house. **Approved as modified**
05-02 1282 Oxford Road (DH), Joan Marmo. Rebuild deteriorating retaining wall along sidewalk. **Approved**
02-10 1282 Oxford Road (DH), Tommy F. Sands. Add second story to garage. 16162. **Approved**
03-11 1282 Oxford Road (DH), Tommy F. Sands. Reapprove plans for a garage addition. 16940. **Approved**
04-23 1282 Oxford Road, Tim Riley/The Neher Group. Replace three windows. 1246402. **Approved**

Summary

The applicant proposes the following work:

1. Demolish a nonhistoric pool area and gazebo. The existing in-ground pool, pool deck, and a non-historic gazebo located in the backyard of the property will be demolished and removed.
2. Install a pool and patio in backyard. An inground, 15'x25' pool will be installed in the backyard of the property, behind the historic residential structure and towards the Western property line. Around the perimeter of the pool and expanding towards the driveway on the Eastern side of the property, a tile patio will be installed. The pool patio will be constructed with 12"x24" and 30"x30" stone tiles and 6" turfgrass joints. An existing 6' wood fence and steel gate will fulfil the DeKalb County Health Code requirements. Landscaping will be installed between the Western property line and the pool patio. The landscaping plan includes the following plantings:
 - -Ilex aquafolium- Cone shaped Holly
 - - Serviceberry
 - - Canadian Hemlock
 - - Columnar Arborvitae
 - - Cherokee Princess Dogwood
 - - Columnar Hornbeam
 - - Viburnum tinus
 - - Viburnum David's
 - - Viburnum macrocephalum
 - - Glossy Abelia
 - -Podocarpus
 - - Native Azalea
 - - Carex Evergold
 - - Carex Everest
 - - Farfugium gigantium

- - Japanese Iris
 - - Nepeta Catmint
 - - Salvia
 - - Dianthus
3. Construct a pool house on rear of property. An open-air pool accessory structure will be constructed in the backyard, between the proposed pool and the rear property line. The accessory structure will be constructed with Hardie tim clad wood columns, stained wood screen exterior walls, a brick-clad chimney and fireplace with a metal chimney cap, and a side-gable asphalt shingle roof. The accessory structure will measure approximately 16' 8" in height from grade to the roof ridge and roughly 400 square feet in size.
 4. Replace existing driveway. The existing concrete driveway will be removed and replaced with a new concrete driveway in the same location along the Eastern property line, connect from Oxford Road to the existing garage on the rear of the property. The new driveway will include two strips of permeable planting and will extend towards the new pool area. There will be no change to the size, location, or orientation to the driveway.

Recommendation

Approve. These proposed changes do not appear to have a substantial adverse effect on the district. This application appears to meet the guidelines and the staff recommends approval.

Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 9.3 *Vegetation* (p83) Recommendation – The plant list is intended to assist in the selection of appropriate plant materials. Olmsted's list and the list from the Georgia Landscapes Project provide guidance in selecting materials appropriate for historic landscape projects. There are other sources that can be consulted to identify additional plants used by Olmsted in Druid Hills, such as historic planting plans and particularly the archival record at the Olmsted National Historic Site in Brookline, Massachusetts. The Olmsted list presented in this document should be considered a beginning. Residents of Druid Hills are encouraged to add to this list with historic plants that can be documented as having been used by Olmsted. The native list should be used for natural areas within the district, such as creek corridors and drainage ways. Places within the district where the retention of healthy ecological environments is critical are best landscaped with native varieties. Since native plants have been available since the colony of Georgia was established in 1733, native plants are also appropriate for historic landscapes.
- 9.4 *Enclosures and Walls* (p90) Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use.
- 9.4 *Enclosures and Walls* (p90) Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl- covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to "soften" the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.

- 9.5 *Parking* (p90) Guideline - Parking should be addressed in a manner that does not distract from the overall character of the district. Parking to serve private residential lots should be accommodated on-site, when at all possible, using the pathway of original drives and parking. Front yard parking should not be allowed unless it is a public safety issue. When front yard parking is necessary, it should be added in a manner that does not destroy the unbroken landscaped character of the front yard spaces in Druid Hills. Rear yard spaces should be considered for expansion of parking areas.
- 9.5 *Parking* (p90) Guideline - Curb cuts should not be added or expanded in order to protect the character of the district's streets.
- 9.5 *Parking* (p90) Recommendation - It is preferable to expand an existing driveway for parking rather than to add a separate parking pad, since the result is usually less paved surface. Plant materials can be added around parking spaces to visually buffer the parking from the street.
- 9.5 *Parking* (p90) Recommendation - In surfacing new parking areas, the use of impervious paving materials is discouraged. The intent is to limit the amount of run-off within the district's watershed. Consideration should be given to the use of porous materials that allow water penetration and preserve the open character of the landscape.
- 9.6 *Accessory Buildings* (p91) Guideline - New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area.
- 9.6 *Accessory Buildings* (p91) Recommendation - Recreational structures, such as tree houses and play houses, should be added only to rear yard spaces in a manner that is compatible with the architecture and siting patterns of the adjacent area.
- 9.7 *Residential Landscape Design* (p91) Recommendation - For residential yards, created without the assistance of landscape designers, historic landscape plans for other residential lots within the district should be used for guidance. These plans can be interpreted to create a new landscape plan that is based on historic traditions. Care should be taken to select designs for yards of similar size containing houses of similar style and scale.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: 8.25.25 Date Received: _____
Address of Subject Property: 1282 Oxford Road
Applicant: Dan Hanlon E-Mail: dhanlon@red-level.com
Applicant Mailing Address: 2025 Tuxedo Avenue
Atlanta, GA 30307
Applicant Phone: 404 425-4325

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

Owner(s): Molly Cummings Email: mcummings@deloitte.com
Owner(s): _____ Email: _____
Owner(s) Mailing Address: 1282 Oxford Road
Owner(s) Telephone Number: (404) 451-5009

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1929

Nature of work (check all that apply):
New construction ☐ New Accessory Building ☒ Other Building Changes ☐
Demolition ☒ Landscaping ☒ Other Environmental Changes ☐
Addition ☐ Fence/Wall ☐ Other ☐
Moving a Building ☐ Sign Installation ☐

Description of Work:

Removal of an existing, failing pool and pool deck. Removal of non-historic gazebo. Construction of new pool house and pool, with hardscape and landscape work. Replacement of existing driveway. The pool house has been designed and sited in a way that it will not be visible from the right of way.

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 pjvennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: Dan Hanlon Digitally signed by Dan Hanlon
Date: 2025.08.25 10:19:01 -04'00'

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: Molly Cummings

being owner(s) of the property at: 1282 Oxford Rd NE Atlanta Ga 30306

hereby delegate authority to: Dan Hanlon

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

Signature of Owner(s): Molly L Cummings

Date: 8/15/2025

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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

How to Obtain a Certificate of Appropriateness

1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may make your request by email plansustain@dekalbcountyga.gov AND rlbragg@dekalbcountyga.gov, telephone (404) 371-2247, or fax (404) 371-2813, or visit the website at <https://www.dekalbcountyga.gov/planning-and-sustainability/forms>
2. Complete and submit the application. Please provide as much supporting material as possible, (plans, material, color samples, photos, etc.). All documents must be in PDF format except for photographs, which may be in JPEG format. Applications are accepted for a 10-day period each month. See page 3 (HPC Calendar). Email the application and supporting documents to plansustain@dekalbcountyga.gov AND rlbragg@dekalbcountyga.gov. If all documents are not provided the application will not be complete and will not be accepted.
3. The Preservation Planner will post a sign on the property at least ten days before the preservation commission meeting or coordinate sign posting with the applicant.
4. The Preservation Planner will visit the property as part of their review. The commission members may view the property from the right-of-way.
5. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. The Historic Preservation Commission meets on the third Monday at 6 p.m., via Zoom. In unusual circumstances meeting dates and location may be changed.
6. The Historic Preservation Commission may approve, approve with modifications or deny an application. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability if you wish to file an appeal. The Historic Preservation Commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.
7. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make a presentation, but presentations are not required. The commissioners may have questions for the applicant.
8. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted.

Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-687-3945, e-mail pvjennings@dekalbcountyga.gov and rlbragg@dekalbcountyga.gov.

Applicants are also referred to the DeKalb County website, <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.

I have reviewed the "Design Manual for the Druid Hills Local Historic District".

I have reviewed the DeKalb County Tree Ordinance.

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

1. General

- a. Label all drawings with the address of the site, owners' name, and contact phone number.
- b. Number all drawings.
- c. Include a graphic scale on reductions.
- d. Date all revisions.
- e. Indicate all unverified numbers with +/- signs
- f. Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include:

- a. Topographical plan with significant trees sized and located;
- b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- c. Distance between houses;
- d. Façade width to finished face of material;
- e. Grading and elevations across site;
- f. Dirt removal or regrading if more than 18";
- g. Tree protection plan;
- h. Tree removal and replacement plan

3. Driveways and Walkways

- a. Location and relationship to house;
- b. Width;
- c. Material;
- d. Curb cut and apron width

4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

5. Elevations and Floor Plans: <<Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale, 1/4"=1' preferred);
- b. House orientation on site plan;
- c. Scalable elevations for front, rear, left, right;
- d. Height, grade to ridge;
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners;
- g. Height from grade or finished floor line to eaves at all four corners;
- h. Ceiling heights of each floor, indicating if rough or finished;
- i. Height of space between the ceiling and finished floor above;
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan

6. Additions

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

7. Roof Plan

- a. Shape and pitch of roof;
- b. Roofing material;
- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

8. Dormers

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

- a. Profile;
- b. Visibility from right-of-way;
- c. Material (plastic lens or glass);
- d. Shown in plan and elevation to scale

10. Façade

- a. Consistency in style;
- b. Materials and their combinations
 - brick size and color
 - stone type and color
 - fiber-cement (e.g., Hardie-plank) or wood siding
 - shake or shingle
 - other
- c. Height of foundation at corners;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- e. Detailing: soldier course, brackets, fascia board; water table;
- f. Height from grade to roof ridge;
- g. Dimensions, proportions and placement of windows, doors

11. Entrance

- a. Height and width of door;
- b. Design of door (e.g., 6-panel, craftsman);
- c. Material of door;
- d. Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

12. Windows

- a. Consistent with original as well as the area of influence;
- b. Size and proportion similar to original;
- c. Pane orientation and size similar to original;
- d. Type (e.g., double hung, casement);
- e. Fenestration on walls visible from right-of-way;
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
- g. Material of window and any cladding;
- h. Width of muntins compared to original (show dimensions on drawings);
- i. Shutters or canopies
- j. Dimensions of windows and doors.

13. Materials

- a. Show all materials and label them on drawings;
- b. Provide samples of brick or stone;
- c. Provide samples if new or unusual materials

DEPARTMENT OF PLANNING & SUSTAINABILITY

14. Garages / Accessory Buildings

- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment

Application Process Checklist

This checklist is to ensure that applicants understand the Certificate of Appropriateness (COA) application process from beginning to end. Please verify that you have read over the process shown below and understand the procedures and timeline that will be followed for all submitted COA applications.

- Applications may only be submitted during the period specified on the calendar for each month. Once the filing deadline has passed and that period has expired, **no new applications will be accepted** to be heard at that month's commission meeting. If an application has not been submitted before the filing deadline, it cannot be submitted again until the next period for applications has opened.
- Additional materials submitted after the staff's report have been finalized and posted to the public will not be taken into consideration for the staff report. Staff reports will not be edited once finalized and published – any new materials may be submitted for the record for the commission but will not affect the staff's report for the application.
- Any additional materials submitted after the staff's report has been finalized and posted to the public may be added to the record for the historic preservation commission to review as supplemental materials for the submitted application. Supplemental materials includes:
 - Representative photos
 - Letters of support/opposition
 - Architectural drawings
 - Updated site plans

Supplemental materials **do not** include documents for new work to be added to the already submitted application. Any materials that propose new work that was not included in the original application, will not be added to the record. Any proposed new work that was not included in the original application will need to be included in a new application to be submitted for next month's commission meeting.

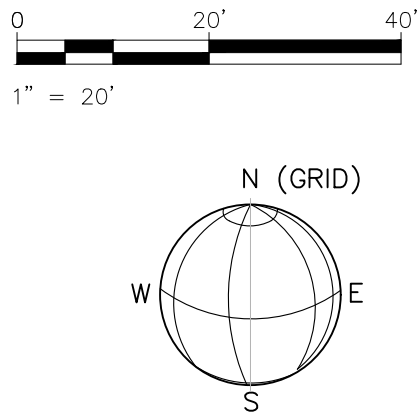
I have reviewed the information above and understand the Certificate of Appropriateness process.

I have reviewed the HPC calendar.

RESERVED FOR THE SUPERIOR COURT CLERK

GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
4: No Geodetic monuments were found within 500 feet of this site
5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

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



REFERENCES:
DEED BOOK 24958 PG 141
PLAT BOOK 7 PG 77

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0062K EFFECTIVE DATE AUGUST 15, 2019

SURVEY DATA:
TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 24958 PG 141
PROPERTY OWNER AT TIME OF SURVEY: MOLLY L. CUMMINGS
PARCEL NUMBER: 18-054-09-032

THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83(2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

THE SOURCE OF VERTICAL DATUM IS THE TRIMBLE CORS NETWORK

TOTAL AREA: 13,598 SQ FT, 0.312 AC

CALCULATED PLAT CLOSURE: 1:236,462

FIELD DATA:
DATE OF FIELD SURVEY 11-25-2024

EQUIPMENT USED:
ELECTRONIC TOTAL STATION

1282 OXFORD ROAD
ZONING: R-75 (DEKALB COUNTY)
HOUSE = 2,286 S.F.
CONCRETE DRIVE = 2,553 S.F.
CRAWLSPACE ENTRANCE = 10 S.F.
FRONT STOOP / STEPS = 78 S.F.
FRONT STONE WALK / CONC. STEPS = 121 S.F.
FRONT PAVER WALK = 23 S.F.
FRONT STONE STEPS = 70 S.F.
FRONT CONCRETE FLUME = 47 S.F.
SIDE CONCRETE WALK / FLUME = 138 S.F.
REAR STONE PATIO = 426 S.F.
POOL PATIO / STEPS = 1,336 S.F.
FRAME GARAGE = 370 S.F.
GARAGE OVERHANG = 109 S.F.
GAZEBO = 92 S.F.
REAR PAVER WALK = 13 S.F.
WALL(S) = 308 S.F.
AC PAD = 7 S.F.
IMPERVIOUS TOTAL = 7,987 S.F.
LOT AREA = 13,598 S.F.
LOT COVERAGE (%) = 58.7

*POOL, POND NOT INCLUDED IN IMPERVIOUS CALCULATIONS

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.

BOUNDARY & TOPOGRAPHIC SURVEY FOR MOLLY CUMMINGS LOT 23, BLOCK 38, DRUID HILLS 1282 OXFORD ROAD

DEKALB COUNTY, GEORGIA
LAND LOT 54, DIST 18
DATE: DECEMBER 18, 2024

Curve Table				
Curve #	Length	Radius	Direction	Chord Length
C1	59.92	597.00	S81°01'04"W	59.90

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXEMPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

NOTE: BUILDING TIES SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION WITHOUT VERIFICATION

BUILDING HEIGHT SHOWN IS MEASURED FROM THE MEAN FINISHED GROUND LEVEL AT THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF

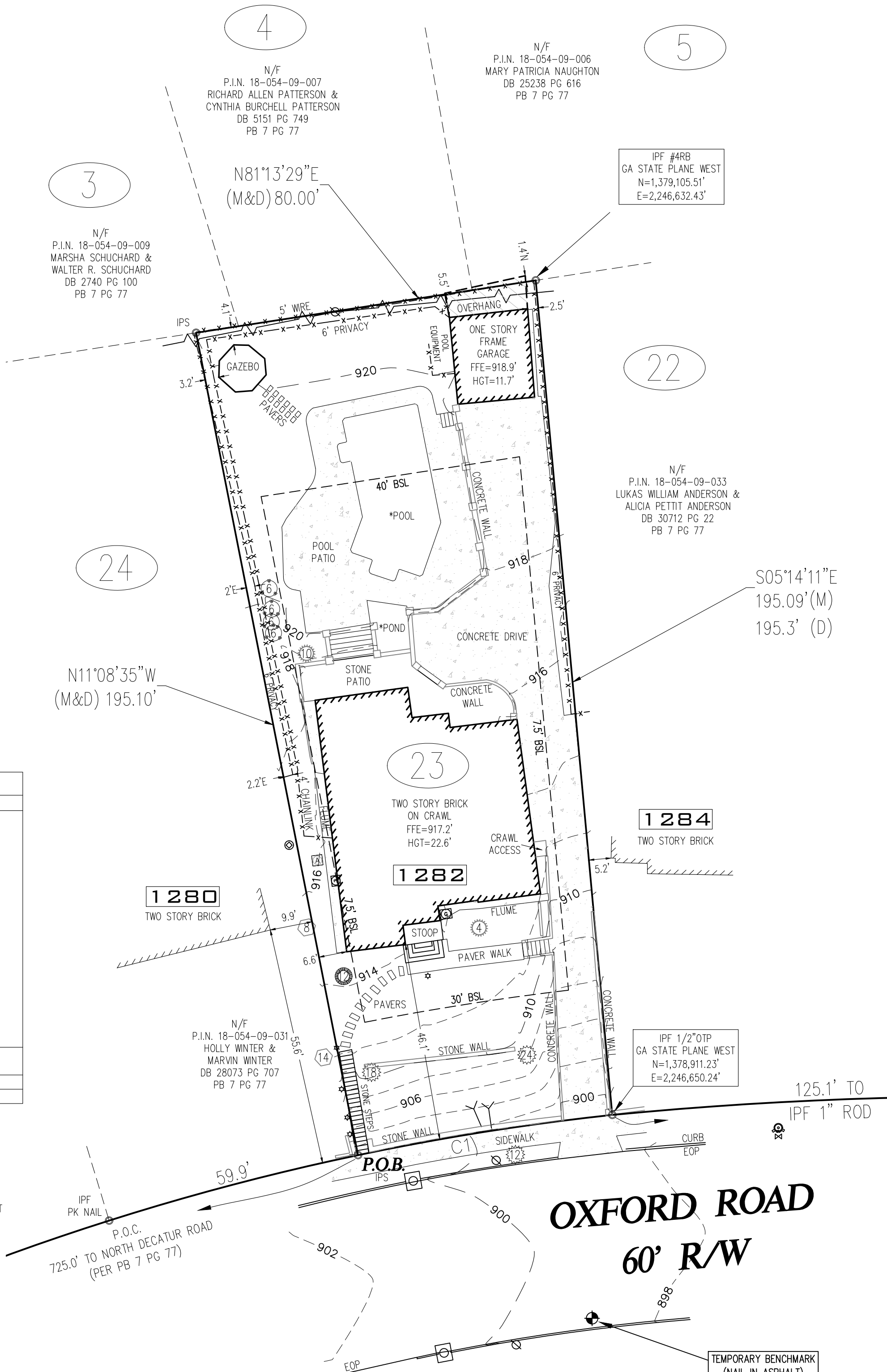


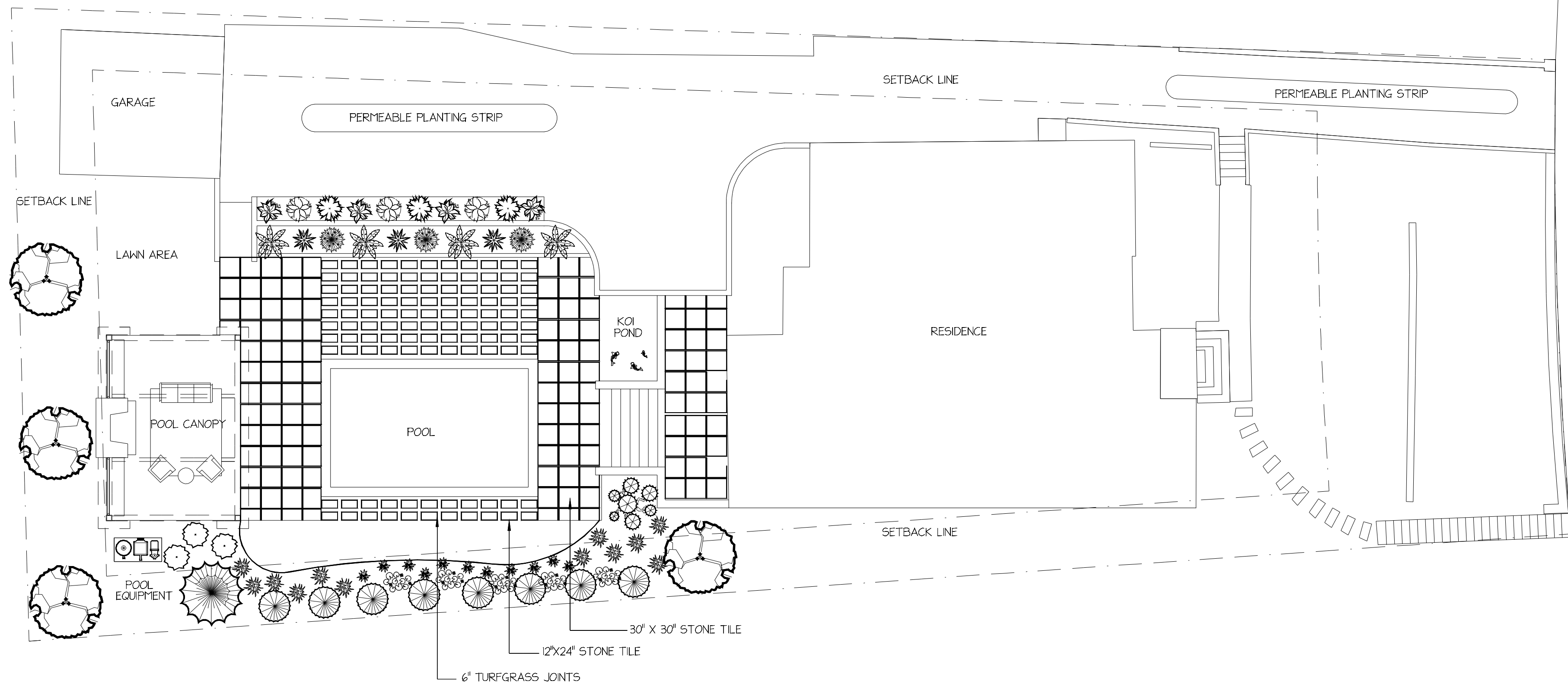
PREPARED BY:
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

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- ### LEGEND
- POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
EOP EDGE OF PAVEMENT
CURB BACK OF CURB
BSL BUILDING SETBACK LINE (PRIMARY)
FFE FINISHED FLOOR ELEVATION
LLL LAND LOT LINE
PP POWER POLE
GW GUIDE WIRE
R/W RIGHT OF WAY
C.P. CALCULATED POINT
IPF IRON PIN FOUND
IPS 1/2" REBAR SET
SW SIDE WALK
BOLLARD
OHP OVERHEAD POWER
UP UNDERGROUND POWER
-GAS- GAS UNDERGROUND GAS
-W- UNDERGROUND WATER
-UT- UNDERGROUND TELEPHONE
-S- UNDERGROUND SEWER
FH FIRE HYDRANT
FDC FIRE DEPT. CONNECTION
CB CATCH BASIN
DWCB DOUBLE WING CATCH BASIN
SWCB SINGLE WING CATCH BASIN
MH MANHOLE
JB JUNCTION BOX
WM WATER METER
WV WATER VALVE
GV GAS VALVE
GM GAS METER
CO CLEANOUT
EM ELECTRIC METER
AC AIR CONDITIONING UNIT
TELEPHONE BOX
ICB IRRIGATION CONTROL BOX
ICV IRRIGATION CONTROL VALVE
LP LIGHT POLE
CONCRETE PAD
ASPHALT
STONE
GRAVEL
- TREE SYMBOLS
X = DIAMETER IN INCHES
X HARDWOOD
X CREPE MYRTLE
X CEDAR
X JAPANESE MAPLE
X HOLLY
- (M) MEASURED
(D) DEED
(P) PLAT



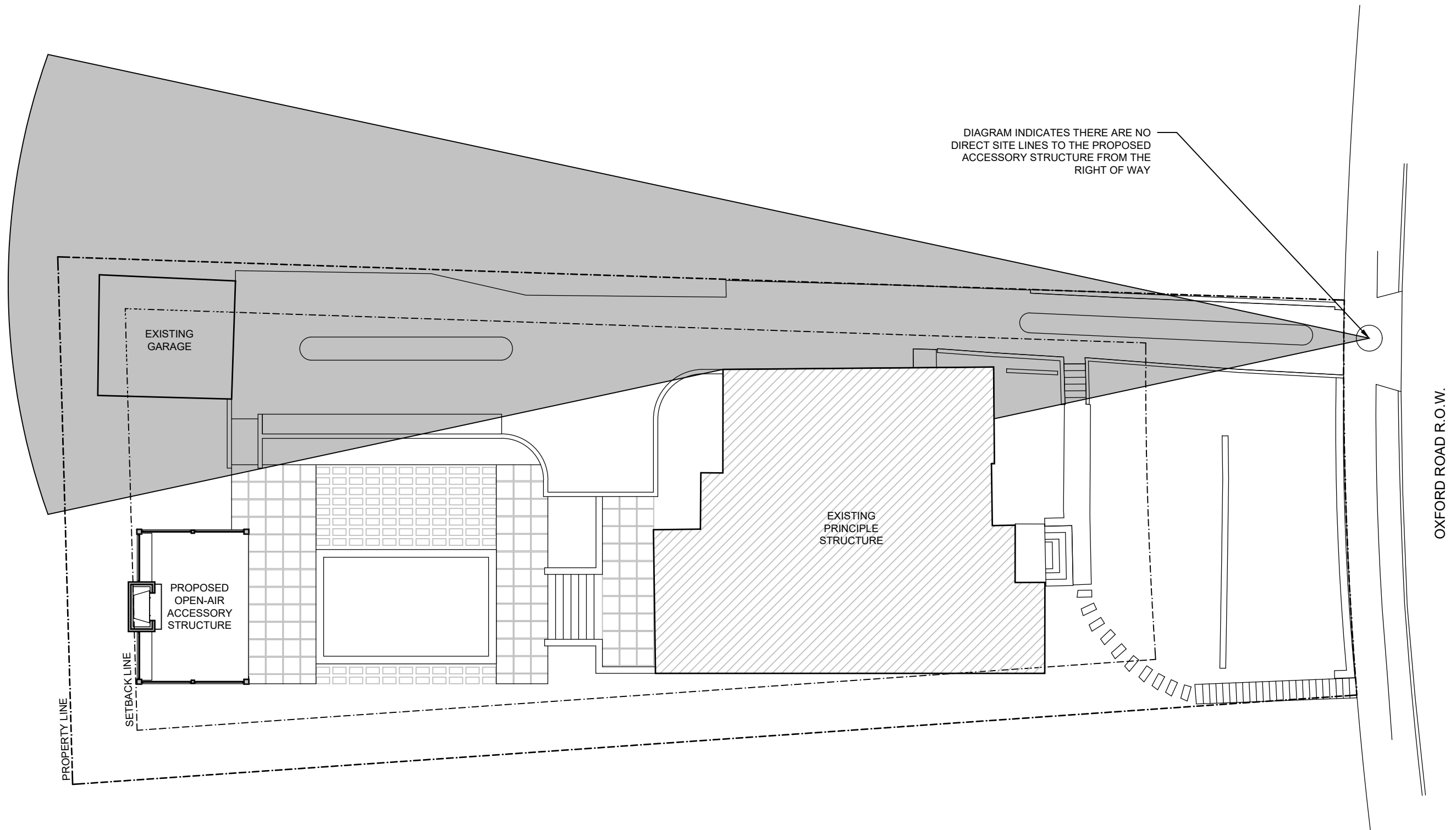


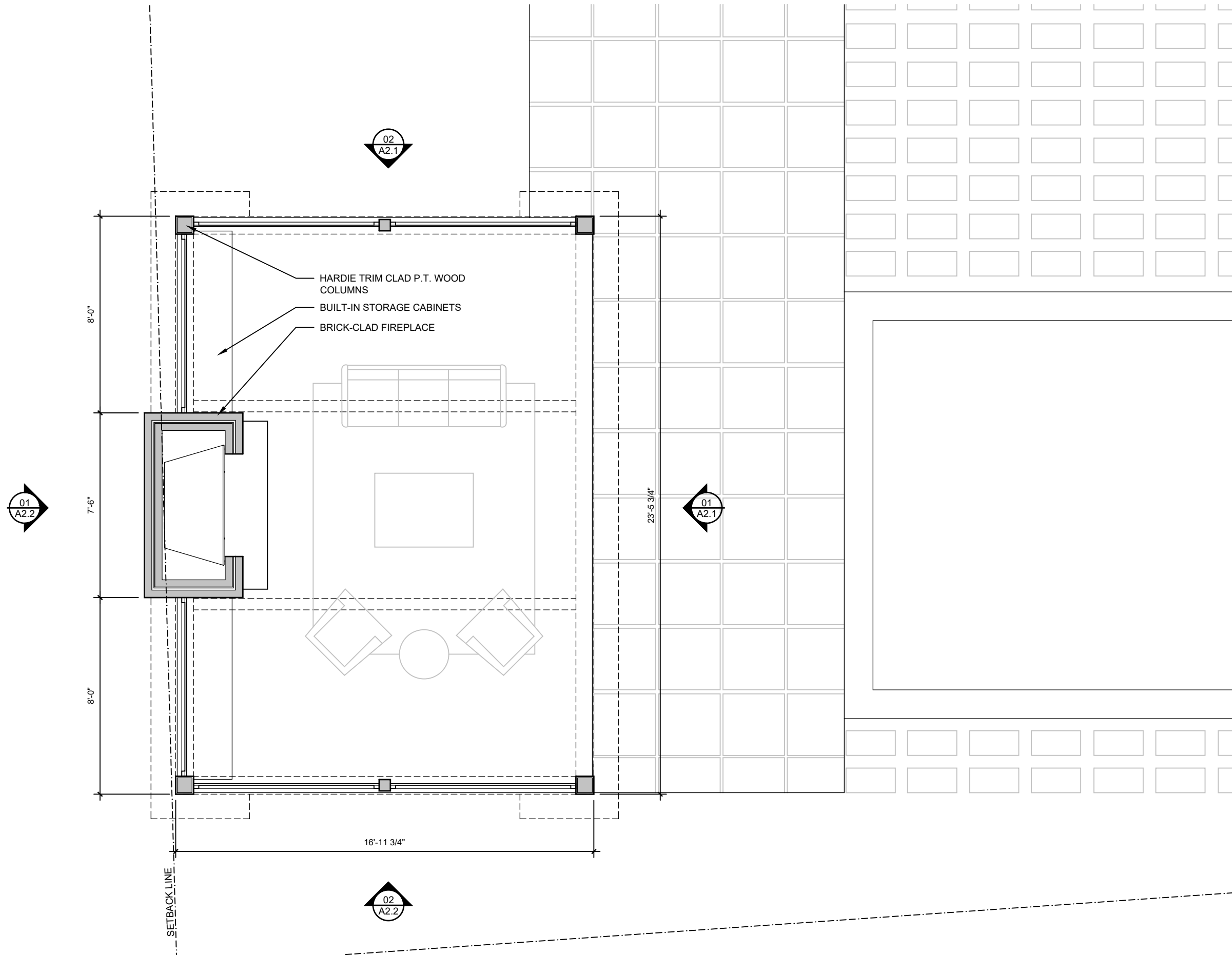
0 5 10 20
SCALE IN FEET

1282 OXFORD ROAD

POOL AREA LANDSCAPE

R-75 ZONING
LOT SIZE: 13,598 SF
MAX LOT COVERAGE: 4,759.3 SF (35%)
EXISTING LOT COVERAGE: 7,987 SF (58.7%)
PROPOSED LOT COVERAGE: 7,843 SF (57.6%)

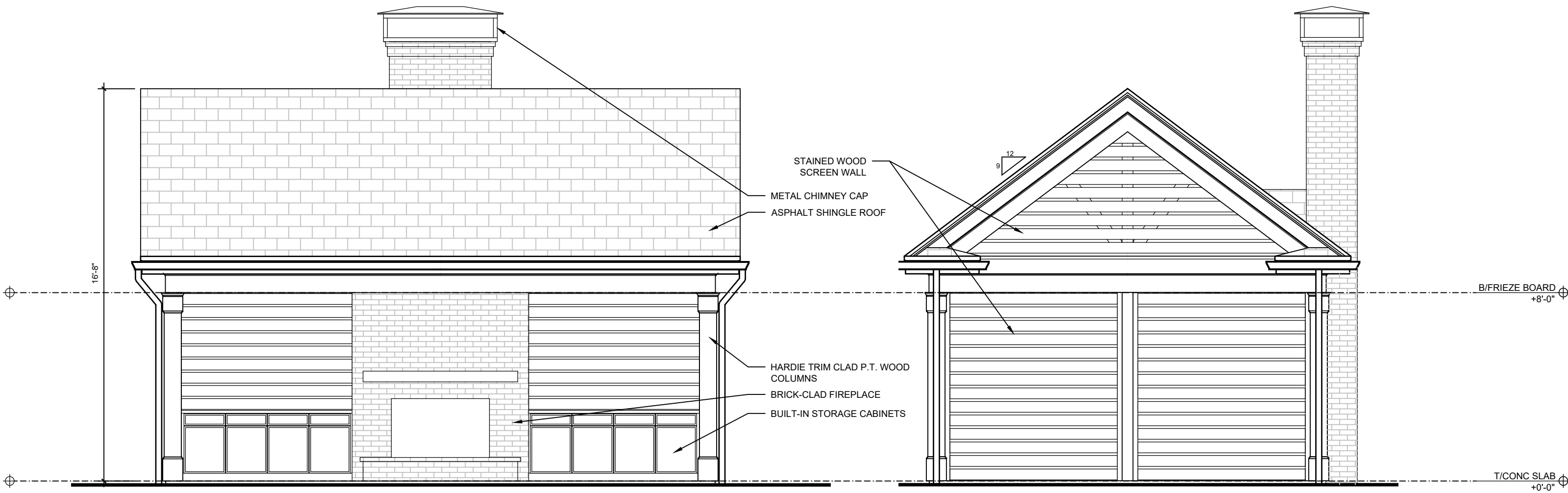




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A1.1

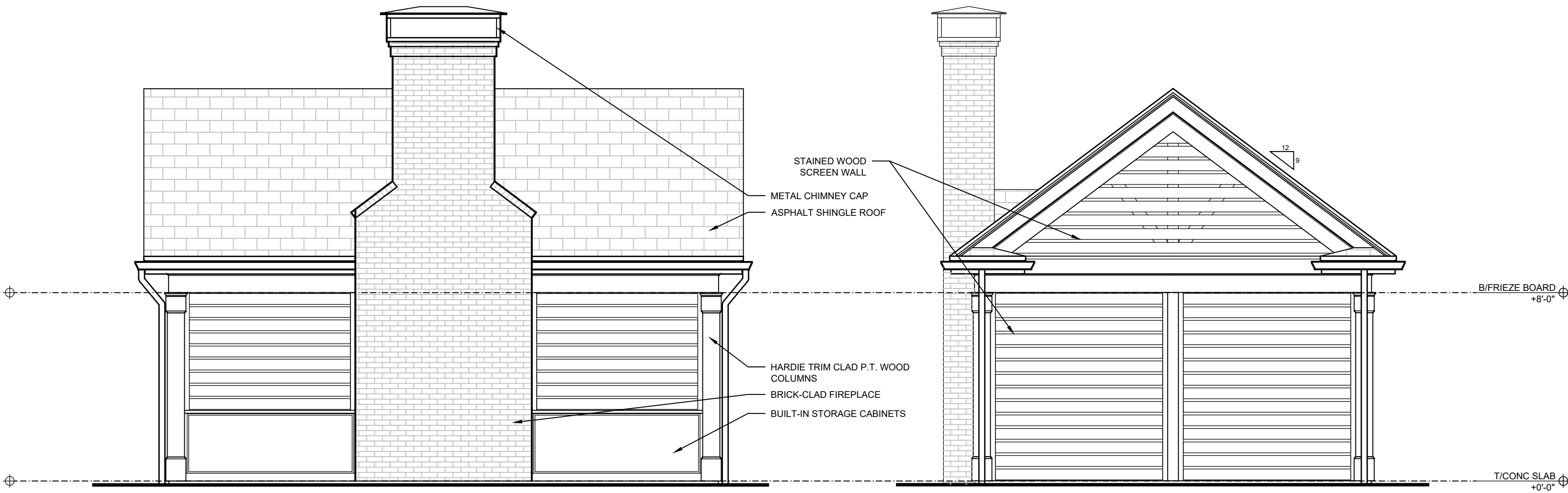
ACCESSORY STRUCTURE FLOOR PLAN

1/4" = 1'-0"



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A2.1
ACCESSORY STRUCTURE SOUTH ELEVATION
1/4" = 1'-0"

02
A2.1
ACCESSORY STRUCTURE EAST ELEVATION
1/4" = 1'-0"



01
A2.2
ACCESSORY STRUCTURE NORTH ELEVATION
1/4" = 1'-0"

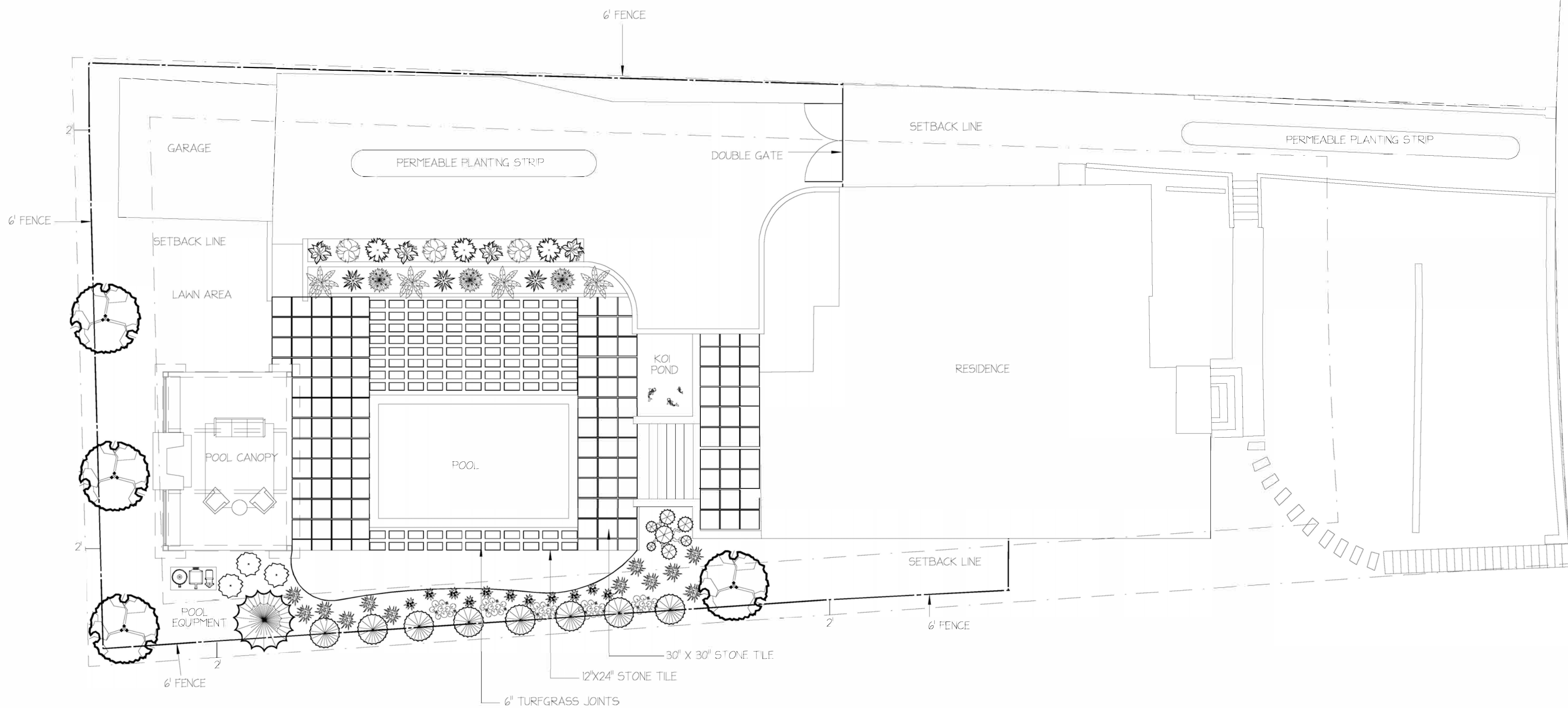
02
A2.2
ACCESSORY STRUCTURE WEST ELEVATION
1/4" = 1'-0"











0 5 10 20
SCALE IN FEET

1282 OXFORD ROAD

POOL AREA LANDSCAPE

R-75 ZONING
LOT SIZE: 13,598 SF
MAX LOT COVERAGE: 4,759.3 SF (35%)
EXISTING LOT COVERAGE: 7,987 SF (58.7%)
PROPOSED LOT COVERAGE: 7,843 SF (57.6%)



From: [Dan Hanlon](#)
To: [Paige V. Jennings](#)
Subject: Re: Questions Regarding Application -1282 Oxford Road
Date: Thursday, September 11, 2025 10:02:27 AM
Attachments: [1.png](#)
[1282 OXFORD RD POOL AREA LANDSCAPE.revised9.11.25.pdf](#)

Paige - please see responses below in bold.

Thanks.
Dan

---- On Tue, 09 Sep 2025 16:51:13 -0400 **Paige V. Jennings** <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 Monday, September 15th. Before finalizing our report on the application for 1282 Oxford Road, could you please provide information for the following questions?

1. What is the square footage of the proposed pool? **15'x25'**
2. Can you provide a planting list for the proposed landscaping in the backyard? **Below is the general direction of the planting plan:**

Trees-

- Ilex aquafolium- Cone shaped Holly
- Serviceberry
- Canadian Hemlock
- Columnar Arborvitae
- Cherokee Princess Dogwood
- Columnar Hornbeam

Shrubs-

- Viburnum tinus
- Viburnum David's
- Viburnum macrocephalum
- Glossy Abelia
- Podocarpus
- Native Azalea

Perennials & Grasses-

- Carex Evergold
- Carex Everest
- Farfugium gigantum
- Japanese Iris
- Nepeta Catmint
- Salvia
- Dianthus

3. What material will be used for the proposed driveway? **Concrete with swept finish.** Will the driveway be modified in size and if so, how will it be expanded or reduced? **No**
4. In accordance with the DeKalb County Health Code, a 5ft fence with a self-latching gate must be installed around the perimeter of a pool in a residential area. Is there an existing fence on the property that will fulfil that requirement, or will a new fence and gate be installed? **Yes, there is an existing 6' wood perimeter fence, and a steel gate (pictures attached).** If a new fence and a gate will be installed, what material will the fence and gate be, what is the proposed height for the fence and gate, and can you show on the proposed site plan where the fence and gate will be installed on the property? **The fence does not require modification. The gate will be redone in the same design as the current gate, with space between the pickets reduced from 5" to 4". It will self-latching. The fence and gate have been added to the site plan (attached).**

Please provide all information that you can as soon as possible. Our reports will be completed and sent out along with the agenda for the meeting to applicants before the end of the week. If we receive a response after our reports have been completed, your response will be saved to the record for the Commission to review prior to the meeting along with your application.

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

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/

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