

DeKalb County Historic Preservation Commission

Monday, October 20, 2025- 6:00 P.M.

Staff Report

Regular Agenda

H. 1071 Oxford Road, Dan Hanlon. Construct a second-story addition and demolish a porte cochere and enclosed porch on a historic house. **1247715.**

Built in 1927 (18 002 04 016)

This property is in the Druid Hills Character Area #1 and the Druid Hills National Register Historic District.

03-22 1071 Oxford Road, Scott Nichols. Install solar panels on the rear and part of the side of the house. 1245559.
Approved

Summary

October 2025

The applicant requested to defer the application to the November meeting in order to provide more time to continue working on plans for the proposed addition with the comments from staff and the Commission taken into consideration.

September 2025

Staff conducted a site visit to the property on September 3rd. After inspecting the porte coorche on the Southern elevation of the house, staff concluded that based on the size and materials of the porte corche that the structure is nonhistoric. In inspection of the enclosed porch on the Southern elevation, however, based on the age of the stucco used to enclose the porch and the tie-in of the brick the porch to the main structure, appears to be a later addition that was constructed before 1946 and is therefore considered historic for the Druid Hills local historic district.

In addition to the site visit, the applicant also provided revised drawings and a revised site plan of the proposed addition as requested by staff. The revised documents confirms that the front façade of the proposed addition and front-facing garage will be set back 6 feet from the front façade of the historic house.

August 2025

The applicant proposes the following work:

1. Construct a two-story addition on the Southern side of a historic house. A 738 square foot, two-story addition, consisting of a garage on the lower level and living quarters on the upper level, will be constructed on the Southern side of the house with a 6 foot step-back from the front façade of the main structure. The addition will be constructed with brick veneer siding and a hipped asphalt shingle roof to match the main structure, brick soldier courses around

the window openings, matching frieze trim and corbels, and double-hung windows on the front and side facades of the addition. A set of 18'x7' garage doors will be installed on the front façade of the addition on the lower level. A set of French doors with a iron-rail balcony will be installed on the upper level of the rear façade of the addition. A set of outswing doors under a standing seam shed roof and a 23 square foot raised concrete stoop will be installed on the lower level of the rear façade of the addition.

2. Demolish a porte cochere. The porte cochere on the Southern elevation of the house will be demolished to construct the proposed two-story addition.
3. Demolish an enclosed porch. The porte cochere on the Southern elevation of the house will be demolished to construct the proposed two-story addition.
4. Install a concrete driveway. A concrete driveway will be constructed in the side-front yard near the Southern property line and concluding at the garage entrance of the proposed addition.
5. Install a brick stoop on the rear of the house. A 66 square foot brick stoop will be installed on the rear of the house, leading out to the backyard.
6. Install gate. A 4' wood gate will be installed at the front corner of the property, between the proposed addition and the existing brick wall along the Southern property line. A 16" square brick pier will be installed to connect the wood gate to the brick wall.

Recommendation

Defer. Staff recommends that the application be deferred at the request of the applicant to provide additional time to continue work for the proposed addition with comments from staff and the Commission taken into consideration.

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.
- 6.1.1 *Exterior Materials* (p50) Guideline - Original masonry should be retained to the greatest extent possible without the application of any surface treatment, including paint. Repointing of mortar joints should only be undertaken when necessary, and the new mortar should duplicate the original material in composition, color, texture, method of application, and joint profile. Repaired joints should not exceed the width of original joints. The use of electric saws and hammers in the removal of old mortar is strongly discouraged as these methods can seriously damage adjacent bricks.
- 6.1.2 *Architectural Details* (p52) Guideline - Stylistic details should be maintained and treated with sensitivity. The removal of such details or application of details inappropriate to the period or style of a house is strongly discouraged. Damaged elements should be repaired rather than replaced if at all possible. Historic details that have been lost or are beyond repair may be replaced with new materials, provided that their earlier presence can be substantiated by historical documentation and that the new materials match the original in composition, design, color, and texture.
- 6.1.3 *Entrances and Porches* (p53) Guideline - Original porches and steps should be retained. Repair of porches should not result in the removal of original materials (such as balusters, columns, hand rails, brackets, and roof detailing) unless they are seriously deteriorated. If replacement materials must be introduced, the new should match the old in design, color, texture, and, where possible, materials. Replacement of missing features should be substantiated, if possible, by documentary and physical evidence.

6.1.3 *Entrances and Porches* (p53) Guideline - Porte cocheres are important stylistic features of many homes in Druid Hills. Removal and enclosure are discouraged.

7.0 *Additions & New Construction - Preserving Form & Layout* The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.

7.1 *Defining the Area of Influence* (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.

7.2 *Recognizing the Prevailing Character of Existing Development* (p65) Guideline - When looking at a series of historic buildings in the area of influence, patterns of similarities may emerge that help define the predominant physical and developmental characteristics of the area. These patterns must be identified and respected in the design of additions and new construction.

7.2.1 *Building Orientation and Setback* (p66) Guideline - The orientation of a new building and its site placement should appear to be consistent with dominant patterns within the area of influence, if such patterns are present.

7.2.2 *Directional Emphasis* (p67) Guideline - A new building's directional emphasis should be consistent with dominant patterns of directional emphasis within the area of influence, if such patterns are present.

7.2.3 *Shape: Roof Pitch* (p68) Guideline - The roof pitch of a new building should be consistent with those of existing buildings within the area of influence, if dominant patterns are present.

7.2.3 *Shape: Building Elements* (p68) Guideline - The principal elements and shapes used on the front facade of a new building should be compatible with those of existing buildings in the area of influence, if dominant patterns are present.

7.2.3 *Shape: Porch Form* (p68) Guideline - The shape and size of a new porch should be consistent with those of existing historic buildings within the area of influence, if dominant patterns are present.

7.2.4 *Massing* (p69) Guideline - The massing of a new building should be consistent with dominant massing patterns of existing buildings in the area of influence, if such patterns are present.

7.2.5 *Proportion* (p70) Guideline - The proportions of a new building should be consistent with dominant patterns of proportion of existing buildings in the area of influence, if such patterns are present.

7.2.6 *Rhythm* (p71) Guideline - New construction in a historic area should respect and not disrupt existing rhythmic patterns in the area of influence, if such patterns are present.

- 7.2.7 *Scale/Height* (p72) Guideline - New construction in historic areas should be consistent with dominant patterns of scale within the area of influence, if such patterns are present. Additions to historic buildings should not appear to overwhelm the existing building.
- 7.2.7 *Scale/Height* (p72) Guideline - A proposed new building should appear to conform to the floor-to-floor heights of existing structures if there is a dominant pattern within the established area of influence. Dominant patterns of cornice lines, string courses, and water tables can be referenced to help create a consistent appearance.
- 7.2.8 *Individual Architectural Elements* (p73) Guideline - New construction and additions should be compatible and not conflict with the predominant site and architectural elements—and their design relationships—of existing properties in the area of influence.
- 7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.
- 7.3.1 *Additions* (p74) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.
- 7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.
- 7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.
- 7.3.1 *Additions* (p74) Recommendation - These guidelines do not recommend adding false historical details to a noncontributing building in an effort to make it more compatible with surrounding historic buildings. Every effort should be made, however, to ensure that additions and alterations to the property do not detract further from the character of the historic environment, keeping in mind the design concepts discussed in Section 7.2.
- 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) 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.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: 7.25.25 Date Received: _____
Address of Subject Property: 1071 Oxford Rd NE
Applicant: Dan Hanlon E-Mail: dhanlon@red-level.com
Applicant Mailing Address: 2025 Tuxedo Avenue NE
Atlanta GA 30307
Applicant Phone: 404 425-4325

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

Owner(s): Evans Harrell Email: eharrell@duck.com
Owner(s): _____ Email: _____
Owner(s) Mailing Address: 1071 Oxford Road, Atlanta, GA 30307
Owner(s) Telephone Number: (404) 477-4974

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1927

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:

We are proposing to build a two-story addition on the south side of the house. The addition will have a two-car garage on the main level, and a primary suite on the second level. It will replace an existing porte cochere and enclosed porch. Based on the design, materials and size of the porte cochere, it does not appear to be original to the house.

We are also proposing some interior renovation work that will require modification of some openings at _____.

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: 2025.07.25 12:52:23
-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: Evans Harrell

being owner(s) of the property at: 1071 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): 

Date: July 17, 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 (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.

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

BEEGADCEEEACCGGDDAEAEDEACEEEECCKEGBHCGACEE EEDACEEEECCKHAAE EGHEGAEDAECCGGCCHHEECGEIEA
CCEADCDASDDDDGCEAEDEIGADEIECAEICEEHCCEIEGAEDCDAAGDHAEADAEDCEHGHIEEAEADAIEBCGACCEEDGADGHEEDGA
EGCEEDDCEADEGAEEEAAGDAEEECCECEAEBCGGADHAEIEGGCEIEAHEIECEIDACECEEDGAAEDACEEHEDA
DGCHEEGGACCEIEEGGAEDADGGCDAGGHAIEEGEDADGCEEGDIA

AIDCGACDDGDDGGGEGAECEGDDEEAACEEEECCKEHEHGAEBHCGEAEADAACECAEGEHAODGCGEEAAICEEBGAG
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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

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CI AGE CDGAEDACHIEEG
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2. Site Plan

CI BEEEEGCEEEECHEAEHEGAEEDCECCGADDEADAEDECCGDGI
CI AEGCCAEIEECDDAEADCEDEGAIEGGACCEAGGDEHGAEEHAECEEGGAEDCECDDEGGGI
CI AEGGCEADGHDEAEGGGI
DI ACCDDAHDEAEAEIEEDACDAEAECCGCI
DI AGCEEECAADDECGEEGACGEGAEEDGI
DI AEGGAEECCEAGDEGCEDEEAEADAECEANII
EI BGDDEHEGCEEEAEIEI
EI BDDAEIEGCEAEADAEIEGDEDEGAIE

3. Driveways and Walkways

CI AECCHEAEEDACCEEGEEEAEGGI
CI CEDGI
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4. Fences & Retaining Walls

[illegible]

5. Elevations and Floor Plans: KKĀĖCDCĀĒĖĐĖČĎČDĀĚĚ BČĚĀ ĎCĀĬĀĎCĚĚL

[illegible]

6. Additions

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7. Roof Plan

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8. Dormers

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9. Skylights

[illegible]

No

SITE NOTES:

1. TOTAL SITE AREA: 17,523 SF / 0.40 ACRES
TOTAL DISTURBED AREA: 3,327 SF / 0.08 ACRES
TAX ID:18 002 04 016
2. SITE ADDRESS: 1071 OXFORD ROAD NE, DEKALB COUNTY, GA 30306
3. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY DEKALB SURVEYS CO. DATED 03-14-2025.
4. THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0062K DATED AUGUST 15, 2019 FOR INCORPORATED DEKALB COUNTY, GEORGIA.
5. THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNERS CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
6. ALL FUTURE CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
7. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
9. CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
10. ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE DEKALB COUNTY, AND STATE OF GEORGIA STANDARDS.
11. UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
12. THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
13. ALL APPROPRIATE EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS, AND/OR FLOOD PLAIN BUFFERS THAT APPLY TO THIS PROPERTY ARE SHOWN ON THESE PLANS
14. TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
15. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.

DEKALB COUNTY NOTES:

1. GRADE TO DRAIN AWAY FROM FOUNDATION.
2. ALL GRADED SLOPES TO BE AT A 3:1 SLOPE OR GREATER.
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE. CALL FOR FINAL INSPECTION AT 404-371-4913.
4. ALL CONSTRUCTION MUST CONFORM TO DEKALB COUNTY STANDARDS.
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS, THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
6. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
7. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
8. FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, CERTIFIED AS-BUILTS WILL ALSO BE REQUIRED.
9. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
10. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE IN-SITE INSPECTOR.
11. ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR OR A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
12. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
13. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
14. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
15. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED
16. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
17. A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
18. WATER QUALITY BMP(s) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
19. ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(s).
20. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY-FRIDAY 7:00am-7:00pm
SATURDAY 8:00am-5:00pm
21. DEKALB COUNTY SANITATION DEPARTMENT IS RESPONSIBLE FOR GARBAGE AND RECYCLING PICK-UP
22. DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEER OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT
23. 72 HOURS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING.
24. SEWER LATERALS OUTSIDE OF BUILDING REQUIRE SEPARATE PLUMBING PERMIT.
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27. NOTIFY WATER AND SEWER INSPECTOR AT 770-732-6411 PRIOR TO START OF CONSTRUCTION
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30. NO WOODY VEGETATION IS ALLOWED WITHIN 15' OF THE DOWNSTREAM TOE OF EARTHEN EMBANKMENT*. (I.E. STUMPS, ETC)
31. ANY CONSERVATION AREAS WILL BE RECORDED AT THE DEKALB COUNTY COURTHOUSE IN PERPETUITY WITH THE AFFECTED PROPERTIES

PRE-CONSTRUCTION LOT COVERAGE:

EXISTING IMPERVIOUS AREA	SF
EXISTING HOUSE	2,242
EXISTING CONCRETE DRIVE	1,535
EXISTING FRONT PORCH	77
EXISTING PORT COCHERE	585
EXISTING SIDE PORCH	215
EXISTING REAR PORCH	386
EXISTING BACK PATIOS	1,489
EXISTING FLAGSTONE WALKS	324
EXISTING WALLS	735
EXISTING BASEMENT HATCH	28
EXISTING ARBOR	302
EXISTING POND	122
EXISTING AC PADS	21
TOTAL EXISTING IMPERVIOUS AREA	8,061
EXISTING LOT COVERAGE	46.00%

POST-CONSTRUCTION LOT COVERAGE:

EXISTING IMPERVIOUS AREA TO REMAIN	SF
EXISTING HOUSE	1,792
EXISTING CONCRETE DRIVE	596
EXISTING FRONT PORCH	77
EXISTING SIDE PORCH	215
EXISTING REAR PORCH	386
EXISTING BACK PATIOS	1,489
EXISTING FLAGSTONE WALKS	324
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TOTAL EXISTING AREA TO REMAIN	6,059

PROPOSED IMPERVIOUS AREA	SF
PROPOSED CONCRETE DRIVE	635
PROPOSED GARAGE	842
PROPOSED STOOP	66
PROPOSED STEP	23
TOTAL PROPOSED IMPERVIOUS AREA	1,566
TOTAL POST CONSTRUCTION IMPERVIOUS AREA	7,625
TOTAL POST CONSTRUCTION LOT COVERAGE	43.51%

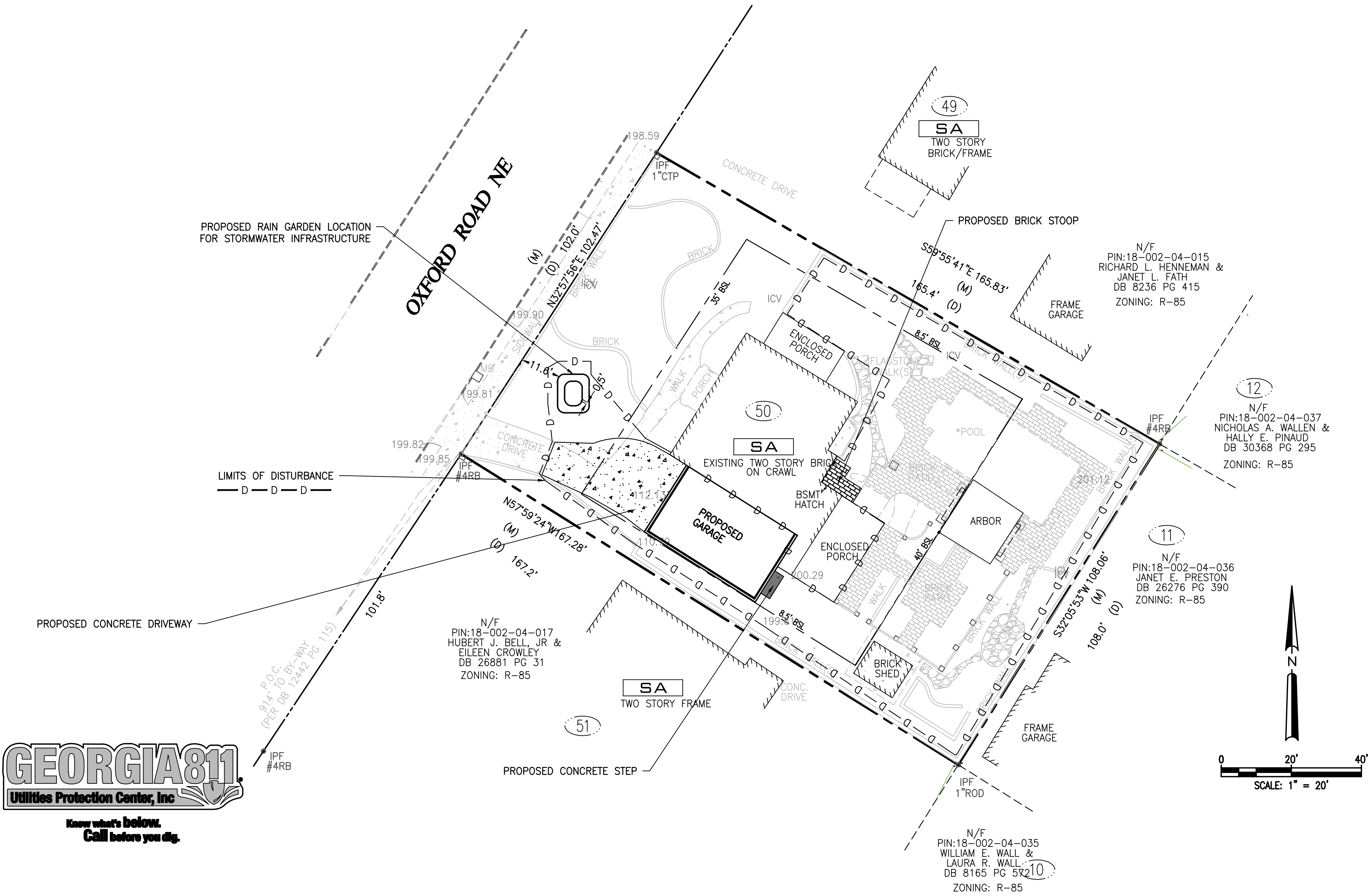
24 HOUR EMERGENCY CONTACT: DAN HANLON 404-425-4325

THE PROPOSED LOT COVERAGE IS 43.51%. THIS IS GREATER THAN THE MAXIMUM ALLOWED LOT COVERAGE OF 35.00%.
HOWEVER, THE EXISTING LOT COVERAGE IS 46.00%.
THE PROPOSED PLAN PROVIDES A REDUCTION IN THE LOT COVERAGE.

ZONING CONFORMANCE:

SITE ZONING: R-85 (RESIDENTIAL MEDIUM LOT-100) DISTRICT
MINIMUM LOT SIZE: 12,000 SF
LOT WIDTH: 85 FEET, MIN AT STREET
85 FEET, MIN AT BUILDING LINE
35 FEET, MIN FOR CULDESAC
FRONT SETBACK: 50 FEET MIN (THOROUGHFARES)
40 FEET MIN (ARTERIALS)
35 FEET MIN (COLLECTOR AND ALL OTHERS)
25 FEET MIN (ALLEY ACCESS)

SIDE SETBACK: 8.5 FEET
REAR SETBACK: 40 FEET
LOT COVERAGE: SHALL NOT EXCEED 35%
FLOOR AREA: NO LESS THAN 1,800 SQ FEET
OFF-STREET PARKING: 2 SPACES
BUILDING HEIGHT: NO MORE THAN 35 FEET
OPEN SPACE: 20%



Prepared By:
**CRESCENT VIEW
ENGINEERING, LLC:**
211 Fraser Street
Marietta, GA 30060
678-324-8410
www.crescentvieweng.com

Prepared For:
**RED LEVEL
RENOVATIONS**
SITE ADDRESS:
DRUID HILLS SUB,
LOT 50, BLOCK 12-B, GA

DESIGNED	A. LIBERTY
DRAWN	A. LIBERTY
CHECKED	E. FAULK
IN CHARGE	G.H. BALTZ
DATE	28 JUL 2025

PRELIMINARY SITE PLAN

REV	DATE	BY	OWN	DESCRIPTION

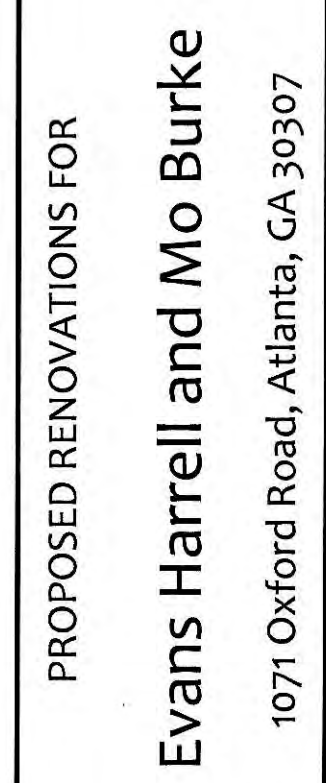
CONSTRUCTION PLANS FOR:
1071 OXFORD ROAD
LAND LOT 2, DISTRICT 18,
DEKALB COUNTY, GEORGIA

CVE PI # 25-388

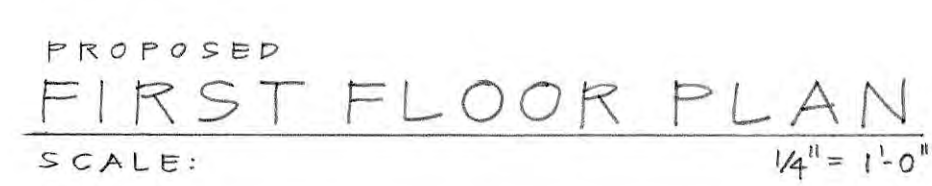
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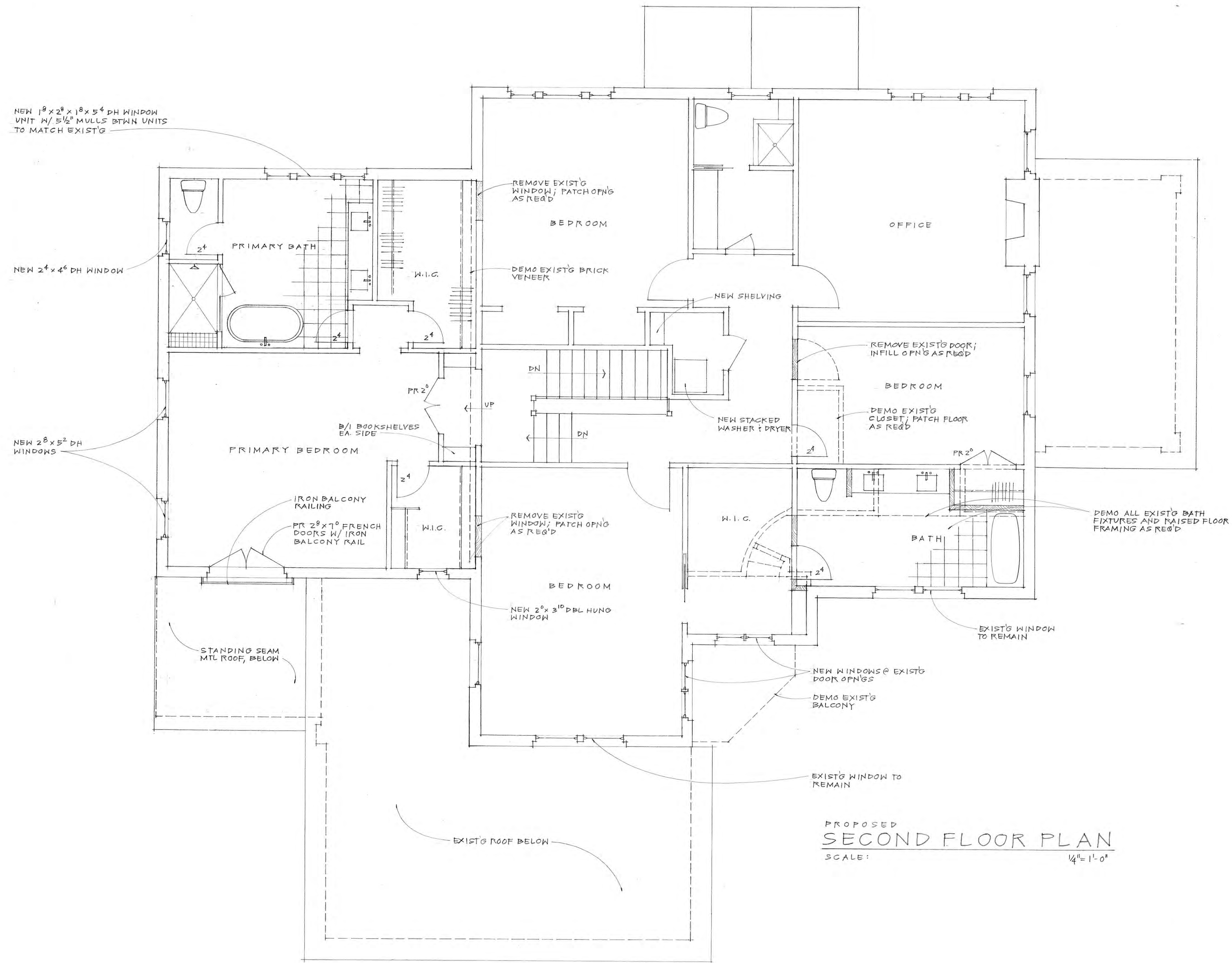
C-1

JOHN STEVEN CONWAY
ARCHITECT
404 378 5778
JSCONWAY@AOL.COM
307 GLENN CIRCLE
DECATUR, GA 30030



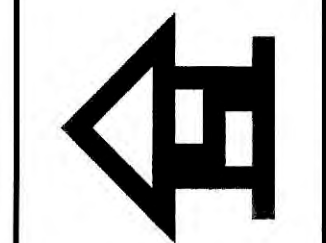
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Drawn	JSC
Job	
Sheet	
Of	A-1
	Sheets





REVISIONS	BY

JOHN STEVEN CONWAY
ARCHITECT
404 378 5778
JSCONWAY@GMAIL.COM
307 CLEVELAND
DECATUR, GA 30030



PROPOSED RENOVATIONS FOR
Evans Harrell and Mo Burke
1071 Oxford Road, Atlanta, GA 30307

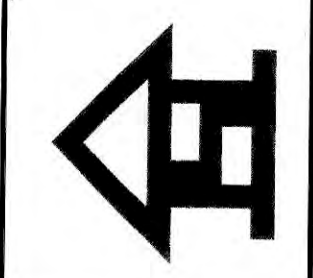
Date 7-18-25
Scale NOTED
Drawn JSC
Job
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A-2
Of Sheets



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

REVISIONS	BY

JOHN STEVEN CONWAY
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404.378.5787
JSCONWAY@AOL.COM
307 GLENN CIRCLE
DECATUR, GA 30030



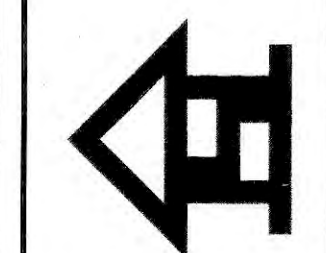
PROPOSED RENOVATIONS FOR
Evans Harrell and Mo Burke
1071 Oxford Road, Atlanta, GA 30307

Date	7-18-25
Scale	NOTED
Drawn	JSC
Job	
Sheet	A-3
Of	Sheets



REVISIONS BY

JOHN STEVEN CONWAY
ARCHITECT
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JSCONWAY@AOL.COM
307 GLENN CIRCLE
DECATUR, GA 30030



PROPOSED RENOVATIONS FOR

Evans Harrell and Mo Burke
1071 Oxford Road, Atlanta, GA 30307

Date 7-18-25

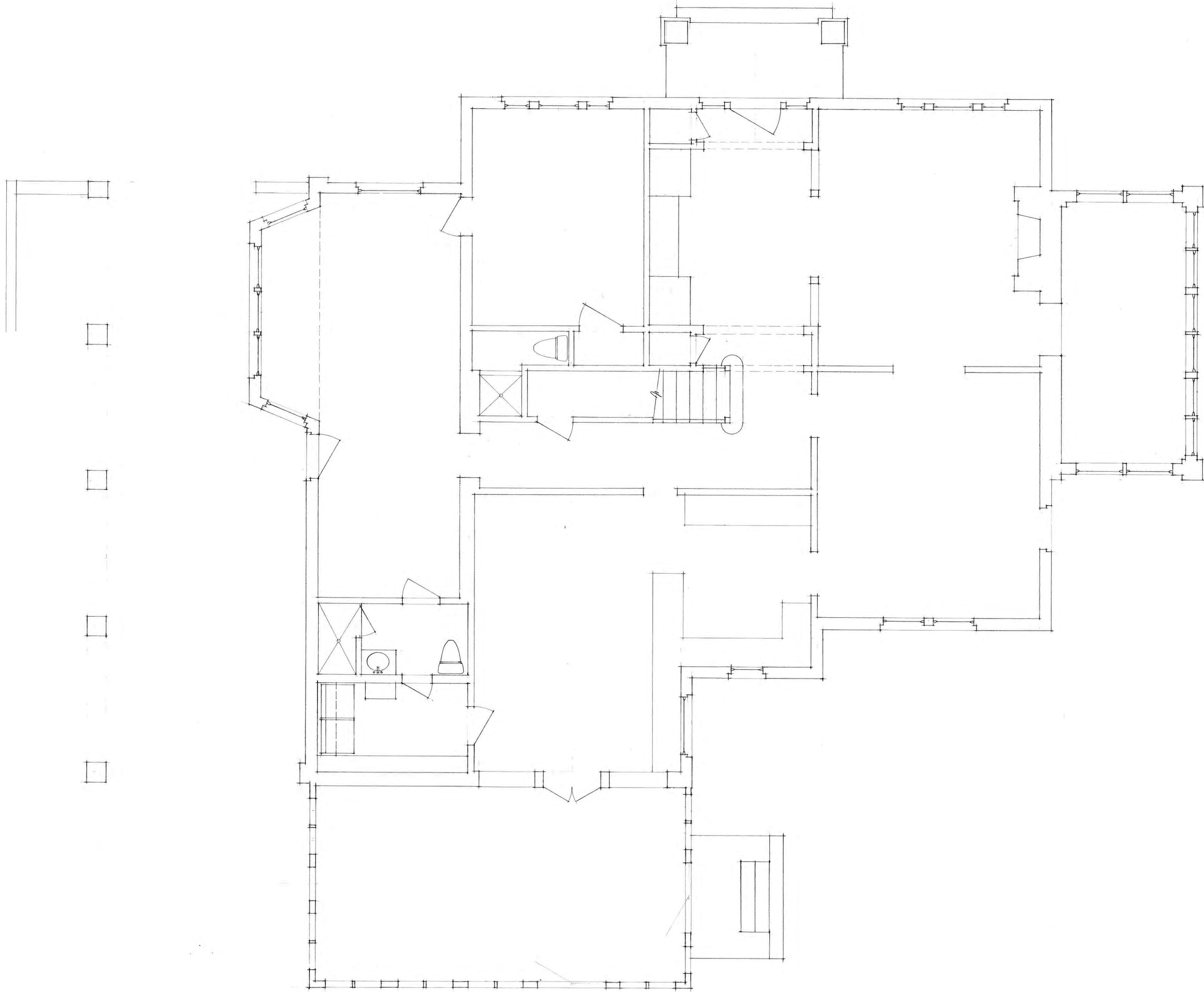
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Job

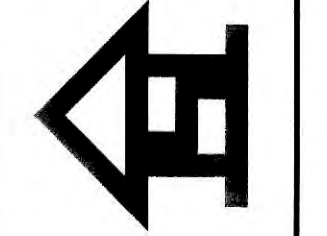
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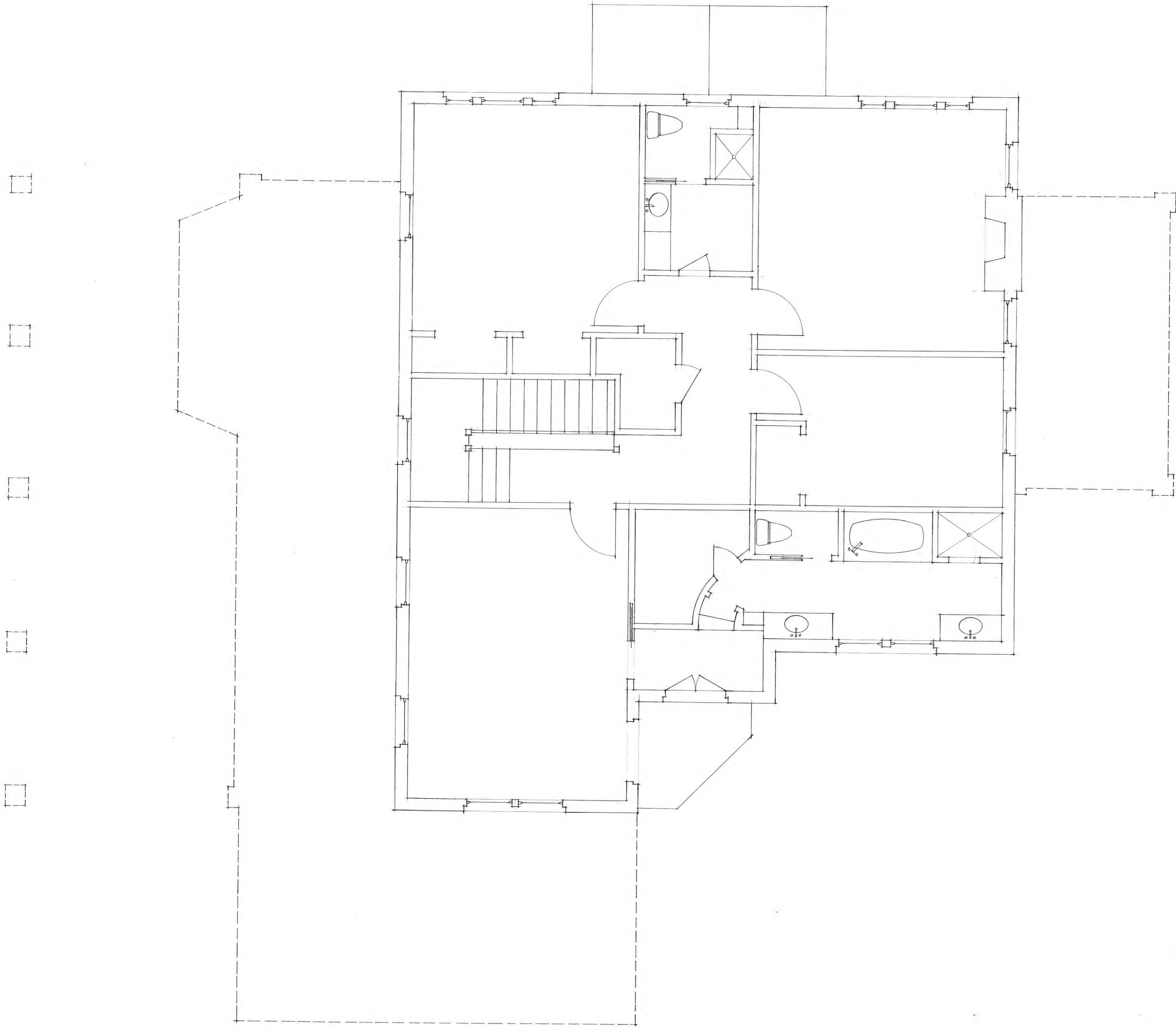
REVISIONS	BY

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404.378.5778
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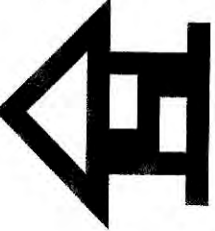
PROPOSED RENOVATIONS FOR
Evans Harrell and Mo Burke
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Drawn
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REVISIONS		BY

JOHN STEVEN CONWAY
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404 378 5778
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DECATUR, GA 30030



PROPOSED RENOVATIONS FOR
Evans Harrell and Mo Burke
1071 Oxford Road, Atlanta, GA 30307

Date
Scale
Drawn
Job
Sheet EX-2 Of Sheets

1005 Springdale



**1063
Oakdale**

















1206
Oakdale

Text

1212
Oakdale

1212
Oakdale





1248 Oxford Rd. NE



1358 Springdale Rd. NE

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 herein.

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.

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.

ZONING NOTE:

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

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

RESERVED FOR THE SUPERIOR COURT CLERK

REFERENCE:
DEED BOOK 12442 PG 115

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 12442 PG 115
PROPERTY OWNER AT TIME OF SURVEY:
EVANS M. HARRELL II & CHARITY SCOTT
PARCEL NUMBER:18-002-04-016

BEARING BASIS IS A SINGLE COMPASS READING &
ANGLES TURNED THENCEFORTH.

TOTAL AREA: 17,523 SQ FT, 0.402 AC

CALCULATED PLAT CLOSURE: 1:118,910

FIELD DATA:

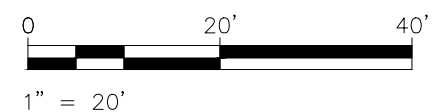
DATE OF FIELD SURVEY 3-14-2025

EQUIPMENT USED:
TRIMBLE S5 ROBOTIC TOTAL STATION

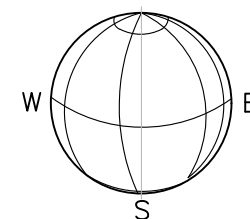
BOUNDARY SURVEY FOR
RED LEVEL RENOVATIONS, LLC
LOT 50, BLOCK 12-B, DRUID HILLS SUBDIVISION

1071 OXFORD ROAD

DEKALB COUNTY, GEORGIA
LAND LOT 2, DIST 18
DATE: MARCH 28, 2025



N (COMPASS)



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
IPF 1/2" REBAR SET
SW SIDE WALK
BOLLARD
OHP OVERHEAD POWER
UP UNDERGROUND POWER
GAS UNDERGROUND GAS
UW UNDERGROUND WATER
UT UNDERGROUND TELEPHONE
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

(M) MEASURED
(D) DEED
(P) PLAT



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

© 2025: THIS 18 X 24 DRAWING AND
REPRODUCTIONS ARE THE PROPERTY OF
THE SURVEYOR AND MAY NOT BE
REPRODUCED, PUBLISHED OR USED IN
ANY WAY WITHOUT THE WRITTEN
PERMISSION OF THIS SURVEYOR



SITE NOTES:

1. TOTAL SITE AREA: 17,523 SF / 0.40 ACRES
TOTAL DISTURBED AREA: 3,327 SF / 0.08 ACRES
TAX ID:18 002 04 016
2. SITE ADDRESS: 1071 OXFORD ROAD NE, DEKALB COUNTY, GA 30306
3. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY DEKALB SURVEYS CO. DATED 03-14-2025.
4. THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0062K DATED AUGUST 15, 2019 FOR INCORPORATED DEKALB COUNTY, GEORGIA.
5. THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNERS CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
6. ALL FUTURE CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
7. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
9. CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
10. ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE DEKALB COUNTY, AND STATE OF GEORGIA STANDARDS.
11. UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
12. THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
13. ALL APPROPRIATE EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS, AND/OR FLOOD PLAIN BUFFERS THAT APPLY TO THIS PROPERTY ARE SHOWN ON THESE PLANS
14. TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
15. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.

DEKALB COUNTY NOTES:

1. GRADE TO DRAIN AWAY FROM FOUNDATION.
2. ALL GRADED SLOPES TO BE AT A 3:1 SLOPE OR GREATER.
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE. CALL FOR FINAL INSPECTION AT 404-371-4913.
4. ALL CONSTRUCTION MUST CONFORM TO DEKALB COUNTY STANDARDS.
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS, THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
6. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
7. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
8. FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, CERTIFIED AS-BUILTS WILL ALSO BE REQUIRED.
9. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
10. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE IN-SITE INSPECTOR.
11. ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR OR A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
12. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
13. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
14. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
15. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED
16. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
17. A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
18. WATER QUALITY BMP(s) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
19. ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(s).
20. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY-FRIDAY 7:00am-7:00pm
SATURDAY 8:00am-5:00pm
21. DEKALB COUNTY SANITATION DEPARTMENT IS RESPONSIBLE FOR GARBAGE AND RECYCLING PICK-UP
22. DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEER OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT
23. 72 HOURS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING.
24. SEWER LATERALS OUTSIDE OF BUILDING REQUIRE SEPARATE PLUMBING PERMIT.
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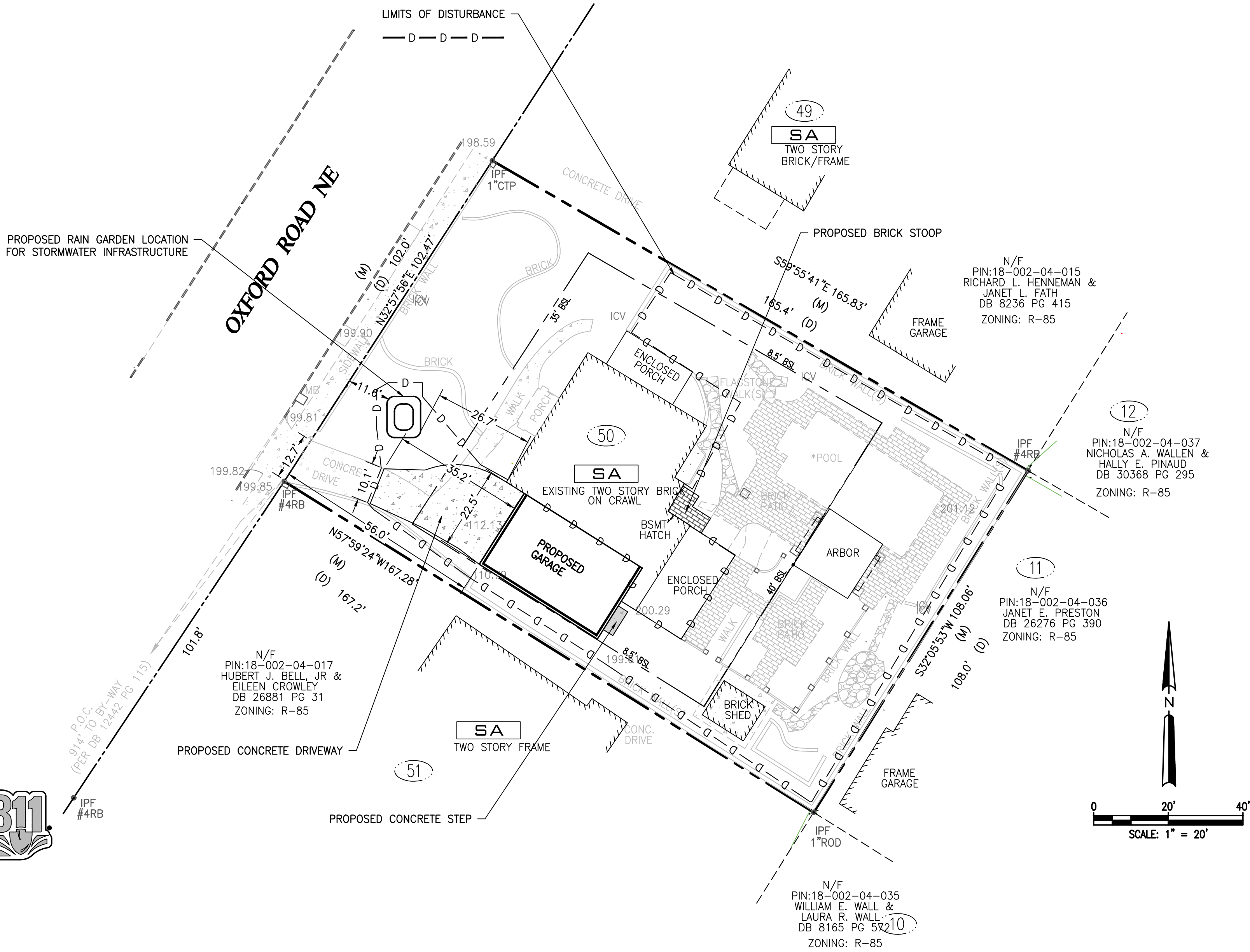
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TOTAL POST CONSTRUCTION LOT COVERAGE	43.51%

24 HOUR EMERGENCY CONTACT: DAN HANLON 404-425-4325

THE PROPOSED LOT COVERAGE IS 43.51%. THIS IS GREATER THAN THE MAXIMUM ALLOWED LOT COVERAGE OF 35.00%.
HOWEVER, THE EXISTING LOT COVERAGE IS 46.00%.
THE PROPOSED PLAN PROVIDES A REDUCTION IN THE LOT COVERAGE.

ZONING CONFORMANCE:

SITE ZONING: R-85 (RESIDENTIAL MEDIUM LOT-100) DISTRICT
MINIMUM LOT SIZE: 12,000 SF
LOT WIDTH: 85 FEET, MIN AT STREET
85 FEET, MIN AT BUILDING LINE
35 FEET, MIN FOR CULDESAC
FRONT SETBACK: 50 FEET MIN (THOROUGHFARES)
40 FEET MIN (ARTERIALS)
35 FEET MIN (COLLECTOR AND ALL OTHERS)
25 FEET MIN (ALLEY ACCESS)
SIDE SETBACK: 8.5 FEET
REAR SETBACK: 40 FEET
LOT COVERAGE: SHALL NOT EXCEED 35%
FLOOR AREA: NO LESS THAN 1,800 SQ FEET
OFF-STREET PARKING: 2 SPACES
BUILDING HEIGHT: NO MORE THAN 35 FEET
OPEN SPACE: 20%



Prepared By:
**CRESCENT VIEW
ENGINEERING, LLC:**
211 Fraser Street
Marietta, GA 30060
078-324-8410
www.crescentvieweng.com

Prepared For:
**RED LEVEL
RENOVATIONS**
SITE ADDRESS:
DRUID HILLS SUB,
LOT 50, BLOCK 12-B, GA

DESIGNED	A. LIBERTY
DRAWN	A. LIBERTY
CHECKED	E. FAULK
IN CHARGE	G.H. BALTZ
DATE	28 JUL 2025

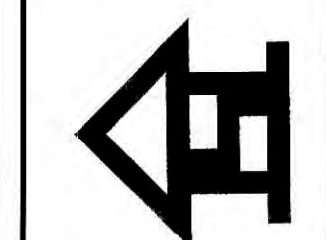
PRELIMINARY SITE PLAN	
REV	DESCRIPTION

CONSTRUCTION PLANS FOR:
1071 OXFORD ROAD
LAND LOT 2, DISTRICT 18
DEKALB COUNTY, GEORGIA

CVE PI # 25-388

SHEET NO.
C-1

REVISIONS	BY



PROPOSED RENOVATIONS FOR
Evans Harrell and Mo Bur
1071 Oxford Road, Atlanta, GA 3030

Date 7.18.25

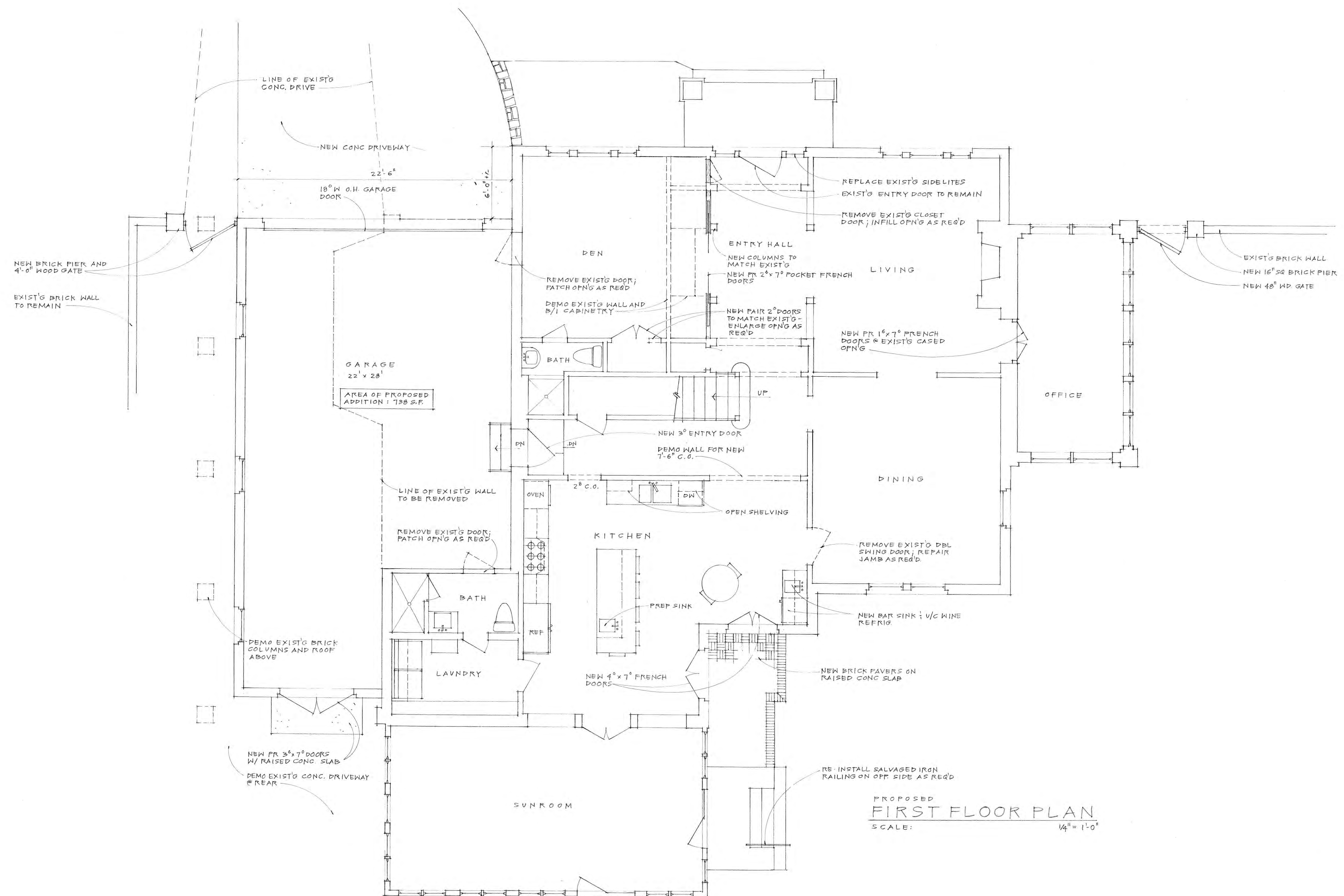
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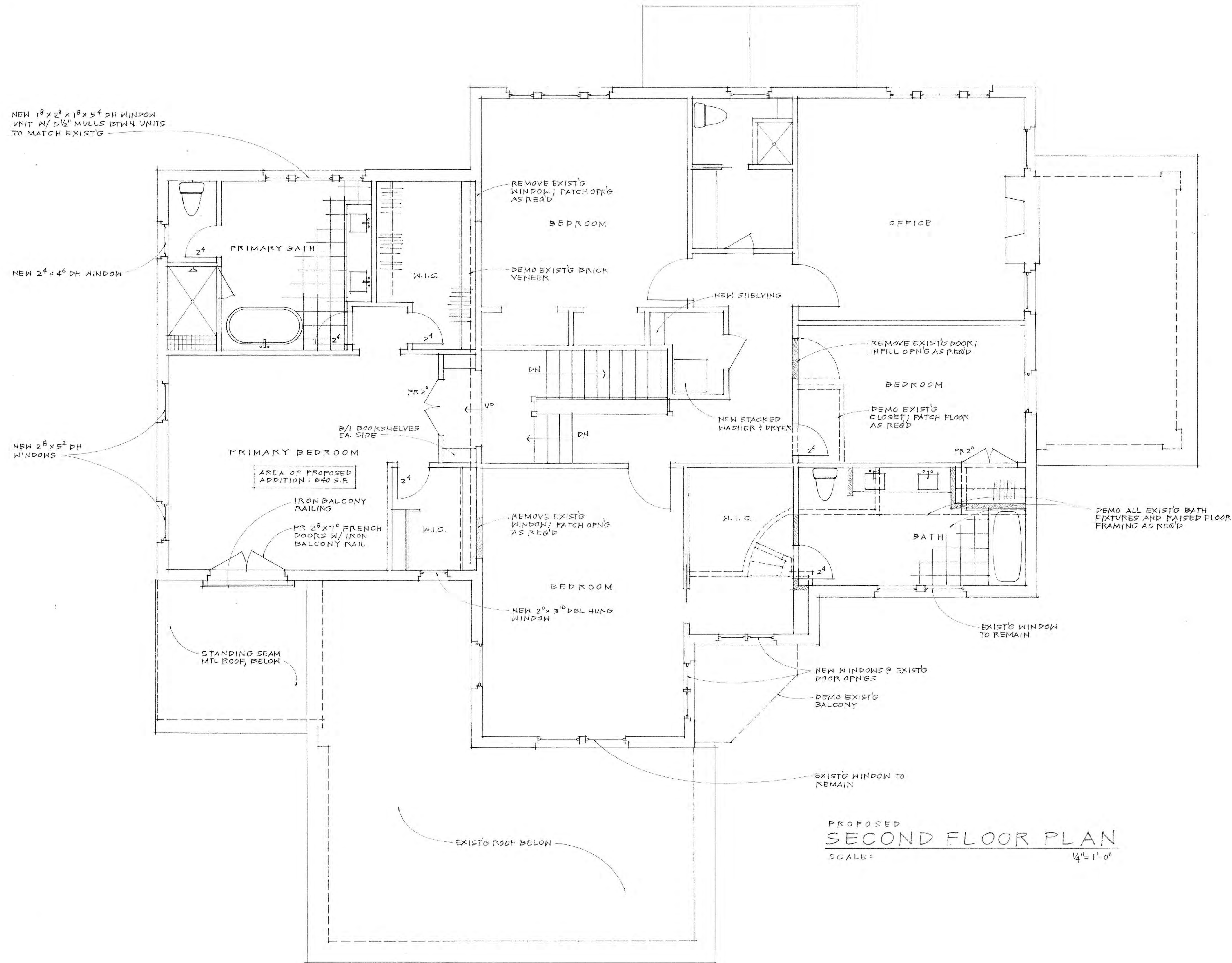
Drawn JSC

Job	
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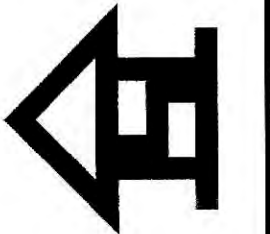
Sheet

A-1





REVISIONS	BY



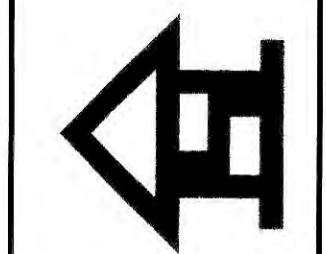
JOHN STEVEN CONWAY
ARCHITECT
404.378.5778
JSCONWAY@AOL.COM
307 GLENN CIRCLE
DECATUR, GA 30030

PROPOSED RENOVATIONS FOR
Evans Harrell and Mo Burke
1071 Oxford Road, Atlanta, GA 30307

Date	7-18-25
Scale	NOTED
Drawn	JSC
Job	
Sheet	A-2
Of	Sheets

REVISIONS	BY

JOHN STEVEN CONWAY
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JSCONWAY@AOL.COM
307 GLENN CIRCLE
DECATUR, GA 30030



PROPOSED RENOVATIONS FOR
Evans Harrell and Mo Burke
1071 Oxford Road, Atlanta, GA 30307



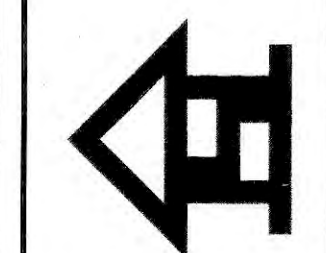
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Date	7.18.25
Scale	NOTED
Drawn	JSC
Job	
Sheet	A-3
Of	Sheets



REVISIONS BY

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PROPOSED RENOVATIONS FOR

Evans Harrell and Mo Burke

1071 Oxford Road, Atlanta, GA 30307

Date 7-18-25

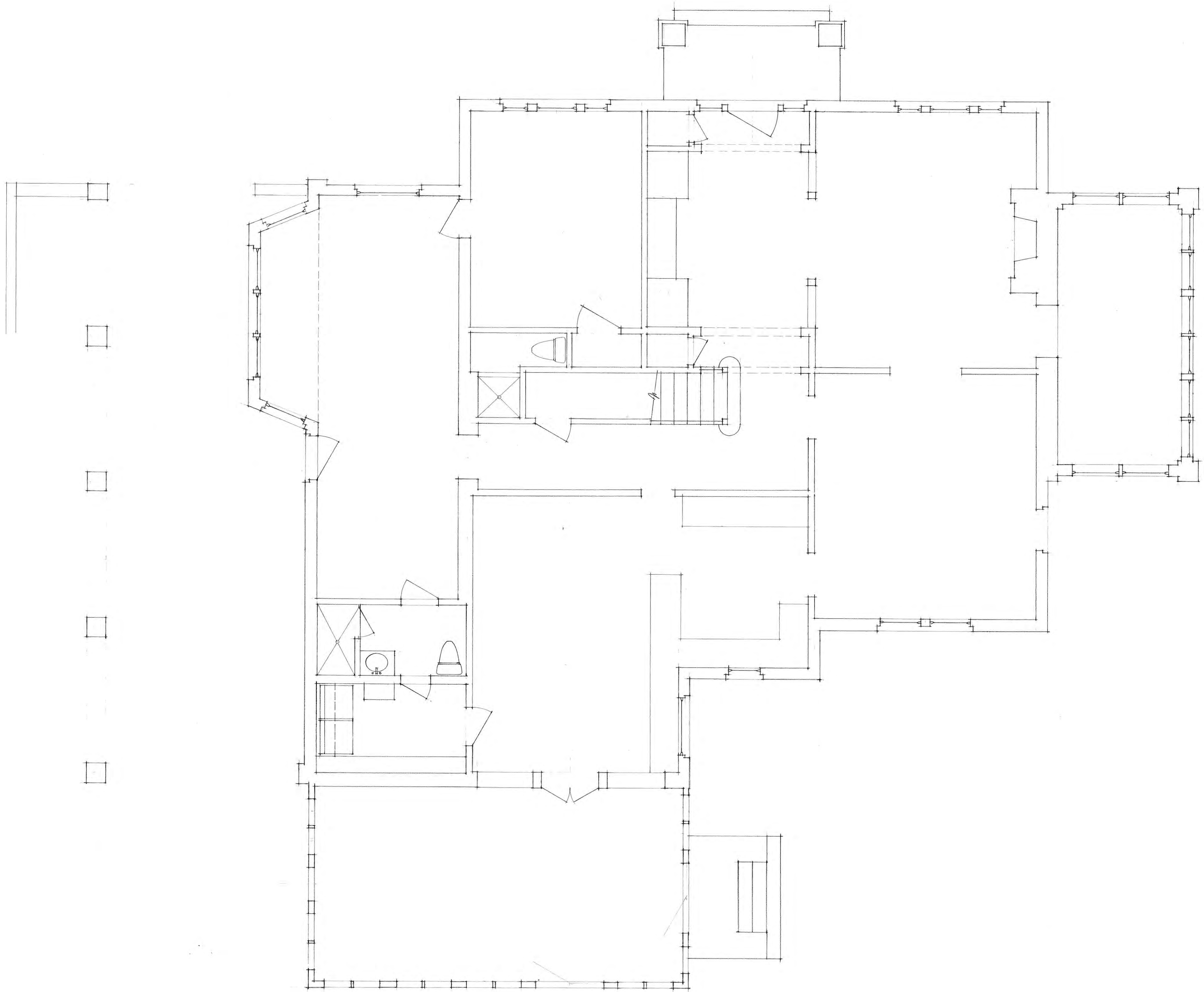
Scale NOTED

Drawn JSC

Job

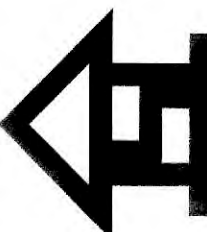
Sheet

A-4
Of Sheets



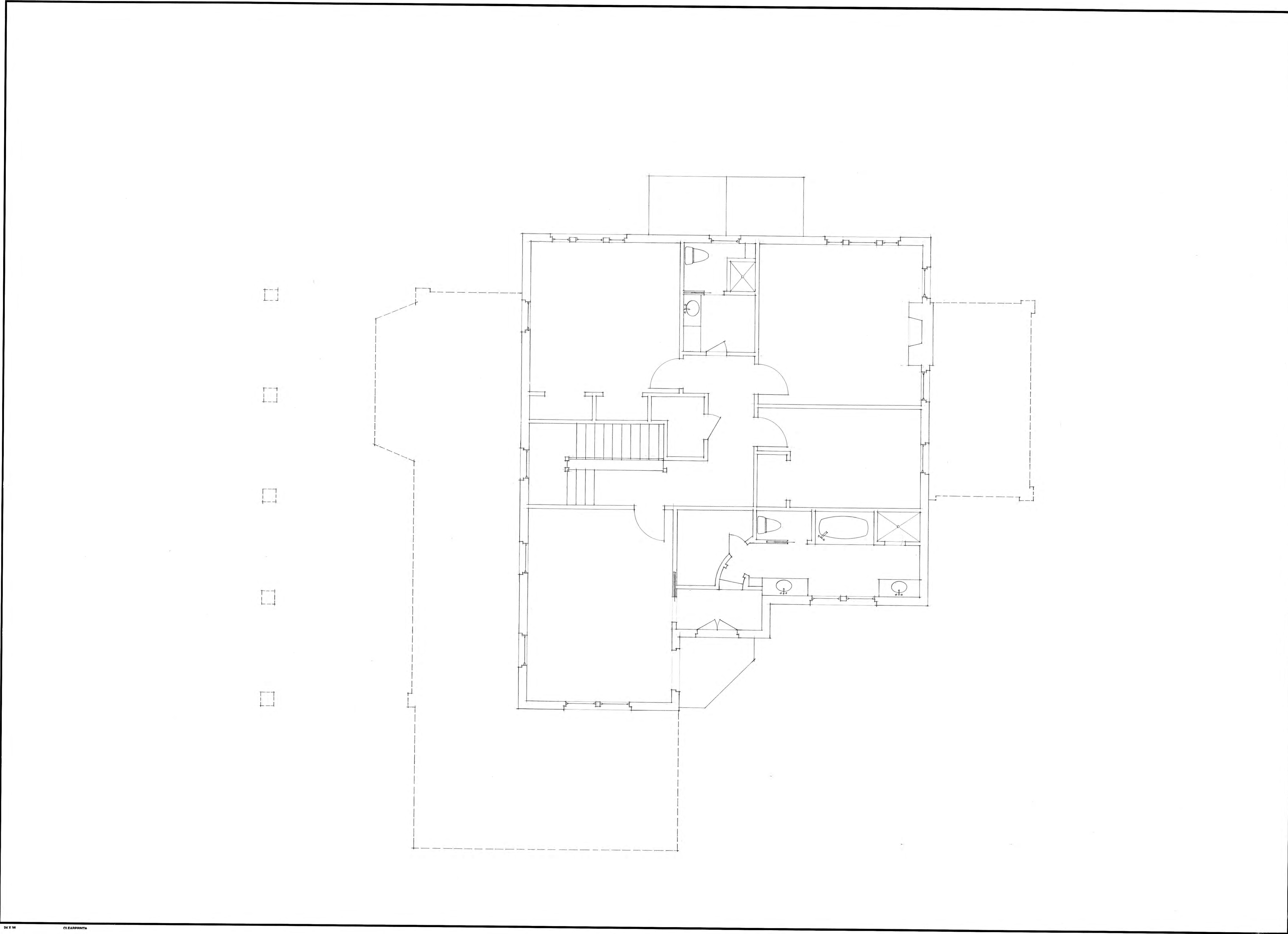
REVISIONS	BY

JOHN STEVEN CONWAY
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JSCONWAY@AOL.COM
307 GLENN CIRCLE
DECATUR, GA 30030



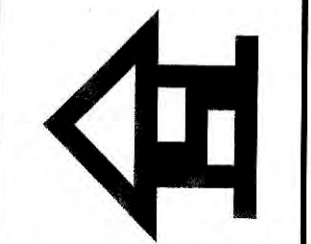
PROPOSED RENOVATIONS FOR
Evans Harrell and Mo Burke
1071 Oxford Road, Atlanta, GA 30307

Date
Scale
Drawn
Job
Sheet EX-1 Of Sheets



REVISIONS	BY

JOHN STEVEN CONWAY
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307 GLENN CIRCLE
DECATUR, GA 30030



PROPOSED RENOVATIONS FOR
Evans Harrell and Mo Burke
1071 Oxford Road, Atlanta, GA 30307

Date
Scale
Drawn
Job
Sheet EX-2 Of Sheets













From: [Dan Hanlon](#)
To: [Paige V. Jennings](#)
Subject: RE: Questions Regarding Application - 1071 Oxford Road
Date: Friday, August 15, 2025 3:26:06 PM
Attachments: [1.png](#)

Hi, Paige - please see responses below. Here is a folder with a current survey, and pictures of the brick used on the original house, and on the porte cochere
- <https://www.dropbox.com/scl/fo/moyvfn6jbddh9dmz03sje/ADK9jv9sv5lplbE9NGvcL7g?rlkey=fwk486jn0fi4eg4ln41d623gd&dl=0>

Let me know if you have additional questions.

Thank you.
Dan

----- On Fri, 15 Aug 2025 10:03:55 -0400 **Paige V. Jennings** <pvjennings@dekalbcountyga.gov> wrote

Good Morning,

Apologies for the typo!

Yes the questions are regarding the project at 1071 Oxford Road.

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](#)

From: Dan Hanlon <dhanlon@red-level.com>
Sent: Friday, August 15, 2025 8:24 AM
To: Paige V. Jennings <pvjennings@dekalbcountyga.gov>
Subject: Re: Questions Regarding Application - 1071 Oxford Road

Paige - good morning. 1307 Harvard is not our project. The questions seem to apply to our project at 1071 Oxford, but just wanted to confirm.

Thanks.
Dan

---- On Fri, 15 Aug 2025 07:30:14 -0400 Paige V. Jennings<pvjennings@dekalbcountyga.gov> wrote ----

Good Morning,

Hope that this email finds you well!

We are finalizing our staff reviews for the upcoming HPC meeting scheduled for Monday, August 18th. Before finalizing our report on the application for 1307 Harvard Road, could you please provide information for the following questions?

1. Can you provide evidence that the porte cochere is nonhistoric, such as photographs that demonstrate that the porte cochere was a later addition or documentation that the structure was constructed after 1946? **The brick that was used on the original house is clearly different from the brick that was used on the porte cochere. The original house brick had color variation, while the porte cochere brick is consistently a single color. The original brick also has more texture to it. See pics in folder. Additionally, this porte cochere is significantly larger (approximately 40' in depth, compared to the 15'-20' that is typical) than any original porte cocheres we are aware of in the neighborhood. It also has five evenly spaced columns, which is a design element that is not found on original structures that we are aware of.**
2. What is the proposed square-footage of the proposed addition? **The main level addition is approximately 738sf, and the second level is approximately 640sf.** Can you provide additional measurements, including the height of the proposed addition from grade to roof ridge **Approximately 28'6"** and its set back from the front façade of the historic house **Approximately 6'**?
3. What material are the proposed windows? **Wood**
4. What are the measurements of the current driveway and the proposed driveway? **The current driveway is approximately 13' at the entry, 56' in length, and 13' at the entry to the porte cochere. The proposed driveway has the same width at the entry, the same length, and is approximately 22' wide at the garage. Will the driveway be expanded or reduced in size? It will be widened so that it aligns with the entry to the new garage.**
5. Can you provide a current site plan to demonstrate the existing property at this time? **Current survey included in folder**
6. Would you be willing to defer the application to the September meeting in order for staff to conduct a site plan and observe the porte cochere and enclosed side porch? **We would prefer to remain on the agenda for Monday's meeting. We understand that a site visit could be valuable, but hope that with the evidence that has been provided showing that the porte cochere was built with different materials that the original house, and at a size that is not found on original structures in the neighborhood, it should be clear that this structure is not original to the house.**

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 day. 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](#)

From: [Plansustain](#)
To: [Art and Alice Domby](#)
Cc: [Paige V. Jennings](#)
Subject: RE: 1071 Oxford Road NE Atlanta, Ga 30306 Aug 18th hearing Comments
Date: Friday, August 15, 2025 10:47:01 AM

Greetings. Sr. Planner for HPC, Paige Jennings, is copied above to assist you.

Thank you.

From: Art and Alice Domby <dombyhome@gmail.com>
Sent: Friday, August 15, 2025 10:46 AM
To: Plansustain <plansustain@dekalbcountyga.gov>
Cc: A Domby <dombyhome@gmail.com>
Subject: 1071 Oxford Road NE Atlanta, Ga 30306 Aug 18th hearing Comments

Re: F. 25-1247715

18 002 04016

By Dan Hanlon, contractor for Evans Harrell

To whom it may concern,

We have serious reservations about the proposed plans for 1071 Oxford Road NE, Atlanta, GA 30306. We are neighbors who reside at 1088 Oxford Road, NE.

As we understand it, under the rules of the historic district and based on our own experiences, the front of the residence visible from the street, is not supposed to be materially changed. As longtime residents of the neighborhood, we also know the three (3) examples of similar double garages that Mr Hanlon has included in the application were added to their structures PRIOR to the institution of the historic district rules. Those front-facing, attached, two vehicle garages are not typical of the vast majority of the houses from the historic period. Furthermore, the absence of those front-facing, dominant garages is something that distinguishes the district

from other residential areas. This change would make 1071 Oxford look like a 1990's house with a big attached garage visible from the front. Again, most of the houses in the neighborhood don't have attached double garages. In addition, removing the porte cochere, materially changes how 1071 will look from the street, and eliminates a feature that is representative (and distinguishes) the district.

We would also observe that the scale and size of the reconstruction/addition observable and prominent from the street will be significantly increased, thereby potentially affecting the district's characteristics.

Prior applicants for changes to houses have been held to a strict standard so as to keep the "historic" neighborhood historic. We hope you will continue to uphold that standard.

Alice and Art Domby
1088 Oxford Road, NE
404 906-5158 (Alice cell)

From: [Dan Hanlon](#)
To: [Paige V. Jennings](#)
Subject: Fwd: 1071 Oxford
Date: Monday, September 15, 2025 3:16:33 PM
Attachments: [2.png](#)
[3.png](#)
[1.png](#)

Paige - following the Staff report for 1071 Oxford, we did some additional investigation into the enclosed porch, in an effort to get some clarity on when the structure was built. I visited the site with the structural engineer that's working on the project, and his summary of what we found is below. I'm not sure if this can be passed along to the members of the commission before the meeting, but I wanted to pass it along, as we feel it is relevant to the discussion.

Thank you.
Dan

==== Forwarded message =====
From: James Breeden <JBreeden@stabilityengineering.com>
To: "Dan Hanlon" <dhanlon@red-level.com>
Date: Mon, 15 Sep 2025 14:01:49 -0400
Subject: 1071 Oxford
==== Forwarded message =====

Dan, per our site visit and conversation, I have attached the photo that shows a majority of what we discussed.

This is a photo of the front wall that currently has a stucco finish taken from inside the crawl space looking through a hole in what appears to be the original exterior wall. Observations that can be seen in this photo that would place the construction of this section of house at 1965 or newer (based on my experience, working in the Atlanta area specializing in home renovations). "yellow wood"-the type of lumber used has a distinctive yellow color compared to traditionally used heart of pine older lumber which is much darker brown as often seen in 1950 or older construction.
Plywood instead of diagonal subfloor boards – I generally do not see plywood used as subfloor until around 1960 to 1970 construction.
Flat sill plate on top of foundation. The flat sill plate is a construction technique that based on my experience was not regularly practiced until the 1970s
Concrete block – concrete blocks have been used since 1900, however the lighter grey color and smooth finish indicate these are the more recent cement blocks which became popular from the 1960s and onward.



Photo of older lumber and subfloor, brick foundation and "sill beam" construction typical of 1940 or earlier(photo taken from this house inside main body of the house).



James Breeden PE
Principal
Stability Engineering
C: 404.394.6848
O: 404.377.9316 x117

 **STABILITY
ENGINEERING**
1376 Church Street, Suite 200
Decatur, GA 30030

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Stability Engineering warrants that its services are performed, within the limits prescribed by the Client, with that level of care and skill ordinarily exercised by members of the same profession currently practicing in the same locality under similar conditions. No other warranties or representations are expressed or implied. This report and its conclusions are intended for

the exclusive use of the Client and Stability Engineering shall have no liability arising out of their unauthorized use by others.

Thanks.

- Dan

Dan Hanlon

Red Level Renovations, LLC

404 425-4325 (m)

404 228-2590 (o)

ghanlon@red-level.com

www.red-level.com

From: [Plansustain](#)
To: [Nancy James](#); [Paige V. Jennings](#)
Cc: ["Douglas James"](#)
Subject: RE: 1071 Oxford Road NE Atlanta, Ga 30306 September 15th hearing Comments
Date: Monday, September 15, 2025 7:00:06 AM

Greetings. Paige Jennings, Sr. Planner for Historic Preservation, is copied above to assist you.

Thank you.

From: Nancy James <nancydougrobin@bellsouth.net>
Sent: Sunday, September 14, 2025 4:12 PM
To: Plansustain <plansustain@dekalbcountyga.gov>
Cc: 'Douglas James' <douglasjamesatl@gmail.com>
Subject: 1071 Oxford Road NE Atlanta, Ga 30306 September 15th hearing Comments

Re: F. 25-1247715

18 002 04016

By Dan Hanlon, contractor for Evans Harrell

To Whom it May Concern;

As homeowners on Oxford Road NE located close to the subject property, we have strong reservations regarding the addition proposed by the contractor on behalf of the owner of 1071 Oxford Rd (Subject Property).

Primarily our concern is the request to build a 2-story addition with a 2-car garage where a porte cochere now exists. We understand there is a revised plan which would provide a 6-foot set back from the front façade of the historic house. We agree with the staff recommendation that this addition be denied as it does not meet the Druid Hills historic guidelines. As neighbors, we are particularly concerned about the scale and imposing appearance of this proposed addition. Also, there are many other relevant guidelines which support the denial of this application which are thoroughly detailed in the Staff Report dated September 15, 2025.

Thank you for your attention in this matter.

Sincerely,

Douglas & Nancy James.
1080 Oxford Road NE
Atlanta 30306
404 372-1280



2025/09/15