

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

BEEGADCEEEACCGGDDAEAEDEACEEEECCKEGBGACCEE EEDACEEEECCKHAAE EGHEGAEDAECCGGCCHHEECGEIEA
CCEADCDASDDDDGCEAEDEIGADEIECAEICEEHCCEIEGAEDCDAAGDHAEADAEDCEIEGHEAEADAIEBCGACCEIECDADGHEEDGA
EGCEEDDCEADEGAEEEAAGDAEEECCECEAEBCGGADHAEIEGGCEIEAHIEIECEIDACECEEDGAAEDACEEHEDA
DGCHEEGGACCEIEEGGAEDADGGCDAGGHAIEEGEDADGCEEGDIA

AIDCBAACDDGDDGGGEGAECEGDDEEAACEEEECCKEIEGHAIEBCCEAEADAACECAEGEHAODGCGEEAAICEEBAGG
LKLILNMINLILIAEIECEAEDEEEEGJDDECECEGEGEIECEIEGCEDAIEECGCEEJDDECECEGEGEIECEIEG

EEHCCEGAADAIEAODDDAEGEADAADACEAEIEGHAHDCGDAIECEIHHHIDDECECCGEGEIECEIEGEECEEEIECEDIA
GGGCEECCEIEIECEEEIEIGGGCEECCEIEA

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

Yes

I have reviewed the DeKalb County Tree Ordinance.

Yes

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

Yes

1. General

CI ACCDECHACHIEEGHIEAEADDDGGAEADAEADAEHEDGAICEIACEDAECCGAEIEEDAGECDGI
CI AGECDGAEDACHIEEG
CI AECEGDDEGCEIEACCEEDADGGCEEG
DI ACCDAHAGDEGEEEGI
DI ADECCDAHAGDEGDAGECDGHAIEANIEEG
DI AEGDDAEIEEGAEADADGCEAEEDIEEADAEAECEEGH

2. Site Plan

CI BEEEEGCEEECHAEAEHEGAEEDCECCGADDEADAECCGDDI
CI AEGCCAEIEECDDAEADDECEAEGGDAGEAGGDEGAEAEHAECEEGGAEDDECCDAEGGDI
CI AEGGCEADGHDIEAIEGGDI
DI ACCDDAHDEAEAEIEEDACDAEAECCGCI
DI AGCEEEADAEEDGEEGACGEGAEEDGI
DI AEGAEIEGCEAGDEGCEDEEAEADAECEANIE
EI BGDDEIEGCEEEAEIEI
EI BDDAEIEGCEAEADAEIECEDEDEGAIE

3. Driveways and Walkways

CI AECCGEAEADDECEIEGEEAEAEEDGI
CI CEDGEI
CI ACGGCI
DI GCAAGCEADAEIEAHDE

4. Fences & Retaining Walls

[illegible]

5. Elevations and Floor Plans: KKĀĖCDCĀĒĖĐĖČĎČDĀĚĚ BĈĚĀ ĎCĀĬĀĎCĚĚL

[illegible]

6. Additions

[illegible]

7. Roof Plan

ÁĤ ĀĈ ĒĖ ĀĖ ĒĖ ĒĖ ĒĖ ĒĖ ĒĖ
 BH ĀĖ ĒĖ ĒĖ ĒĖ ĒĖ ĒĖ
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 ĆH CDE ĒĖ ĒĖ ĒĖ ĒĖ ĒĖ ĒĖ ĒĖ ĒĖ

8. Dormers

AH É ÈÈÈCDEÀCEADÉÈDCCG
BH ÀÇÉEÇAECAGACÉE ÇEACEE ACB CÊEDÈÈAÈAE E DECHG
CH ÆÈÇÇÆÈCG
CH ÅDGÛCADECÉE IÉIÅ DCAEE DÉAHGDGAÆEACEE ACB CÊEDÈÈAÈAE E DECH

9. Skylights

AH ÄËŎÐÇĠ
 BH ADĒDĦBĦÉE ĄDCĈĦĦ ĄĠ
 CH ĄĒĒĈDĦDĦĦĦĦĦĦĦĦĦĦ
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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.
25. PRIOR TO CONSTRUCTION OF ANY UTILITY FACILITIES WITHIN THE RIGHT-OF-WAY OF ANY COUNTY MAINTAINED ROADWAY, A PERMIT MUST BE OBTAINED FROM THE UTILITY COORDINATOR. [HTTPS://WWW.DEKALBCOUNTYGA.GOV/TRANSPORTATION/UTILITY-PERMITTING](https://www.dekalbcountyga.gov/transportation/utility-permitting)
26. PRIOR TO CONSTRUCTION OF WATER MAINS AND SANITARY SEWER LINES, FINAL DESIGN APPROVAL MUST BE OBTAINED FROM DEPARTMENT OF WATERSHED MANAGEMENT.
27. NOTIFY WATER AND SEWER INSPECTOR AT 770-732-6411 PRIOR TO START OF CONSTRUCTION
28. ANY WALL OF 4' OR GREATER IN HEIGHT REQUIRES A SEPARATE BUILDING PERMIT BEFORE CONSTRUCTION
29. DEVELOPERS AND PROPERTY OWNERS' ASSOCIATIONS SHALL ENSURE ACCESS TO ALL PRIVATE STREETS BY EMERGENCY AND LAW ENFORCEMENT VEHICLES AND SHALL ENSURE THAT PRIVATE STREETS ARE CONSTRUCTED TO ALLOW ACCESS BY ALL EMERGENCY VEHICLES AND LAW ENFORCEMENT VEHICLES.
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
EXISTING WALLS	735
EXISTING ARBOR	302
EXISTING POND	122
EXISTING AC PADS	21
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%

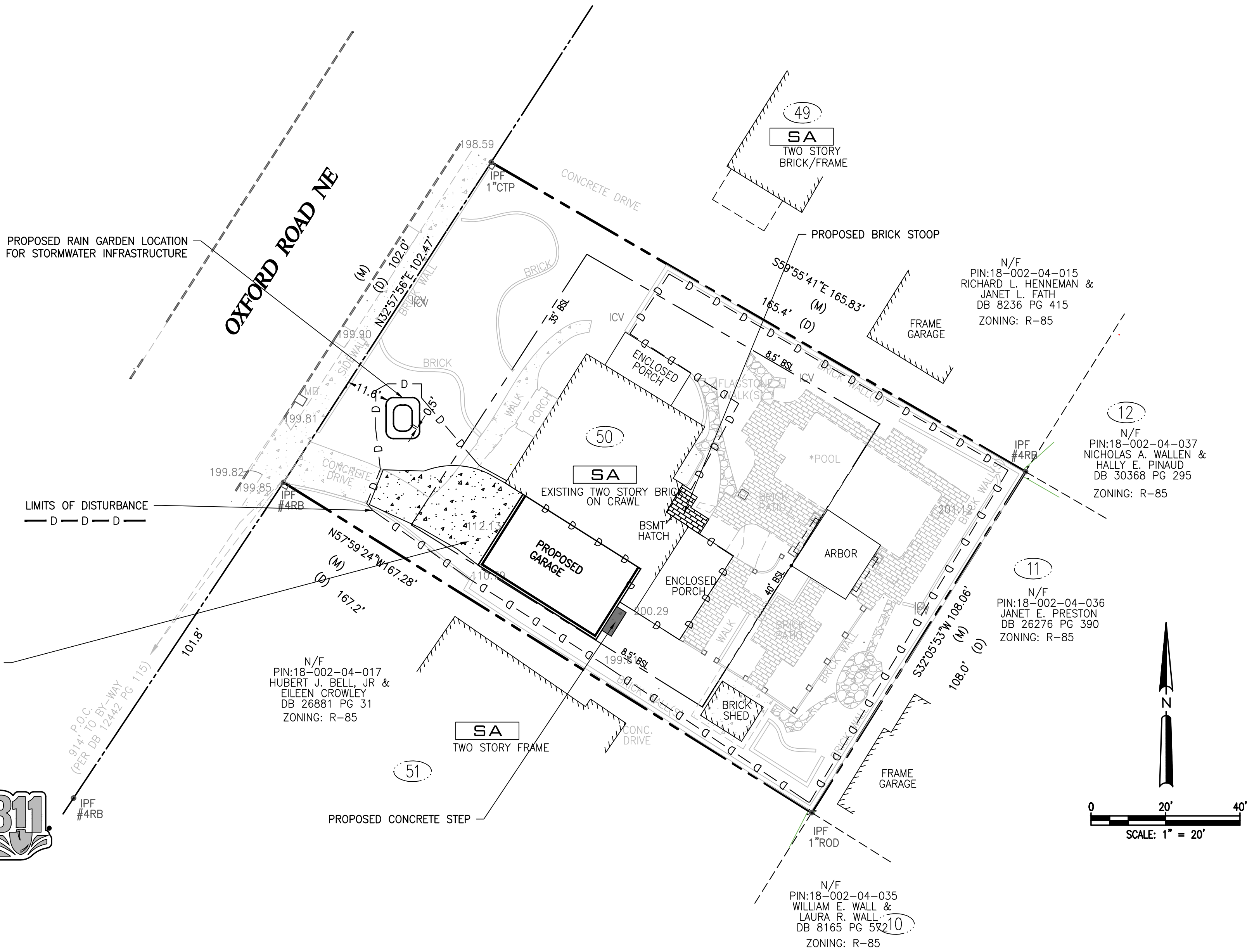
24 HOUR EMERGENCY CONTACT: DAN HANLON 404-425-4325

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

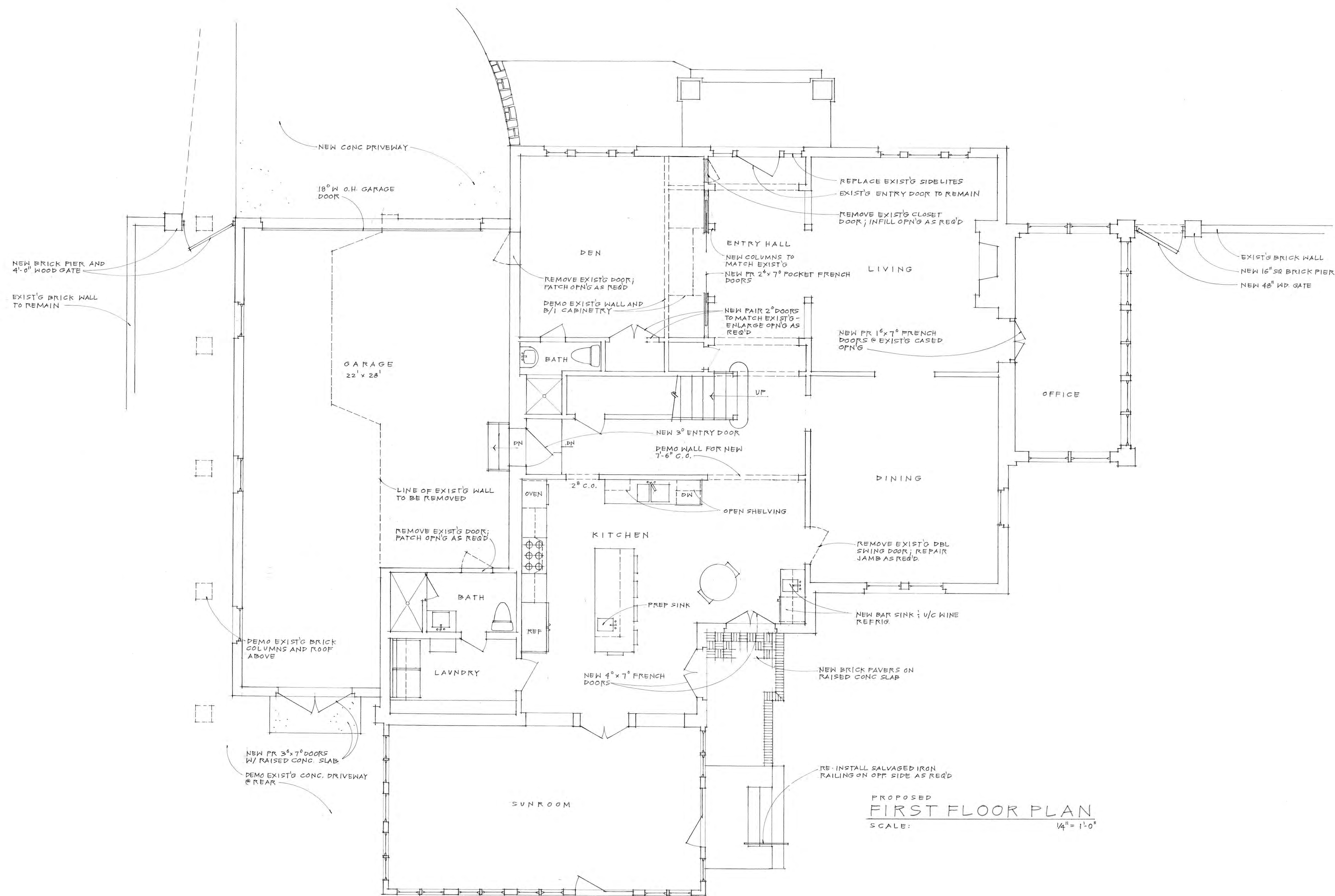
DESIGNED
A. LIBERTY
DRAWN
A. LIBERTY
CHECKED
E. FAULK
IN CHARGE
G.H. BALTZ
DATE
28 JUL 2025

PRELIMINARY SITE PLAN	
REV	DESCRIPTION

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

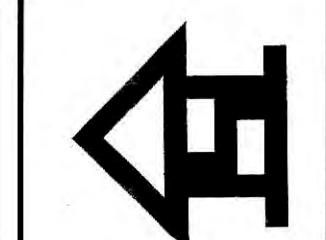
CVE PI #	25-388
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SHEET NO.
C-1



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

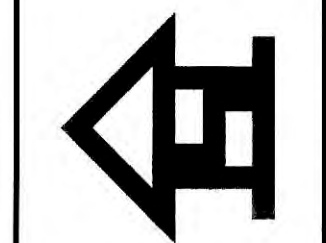
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Job:

Sheet

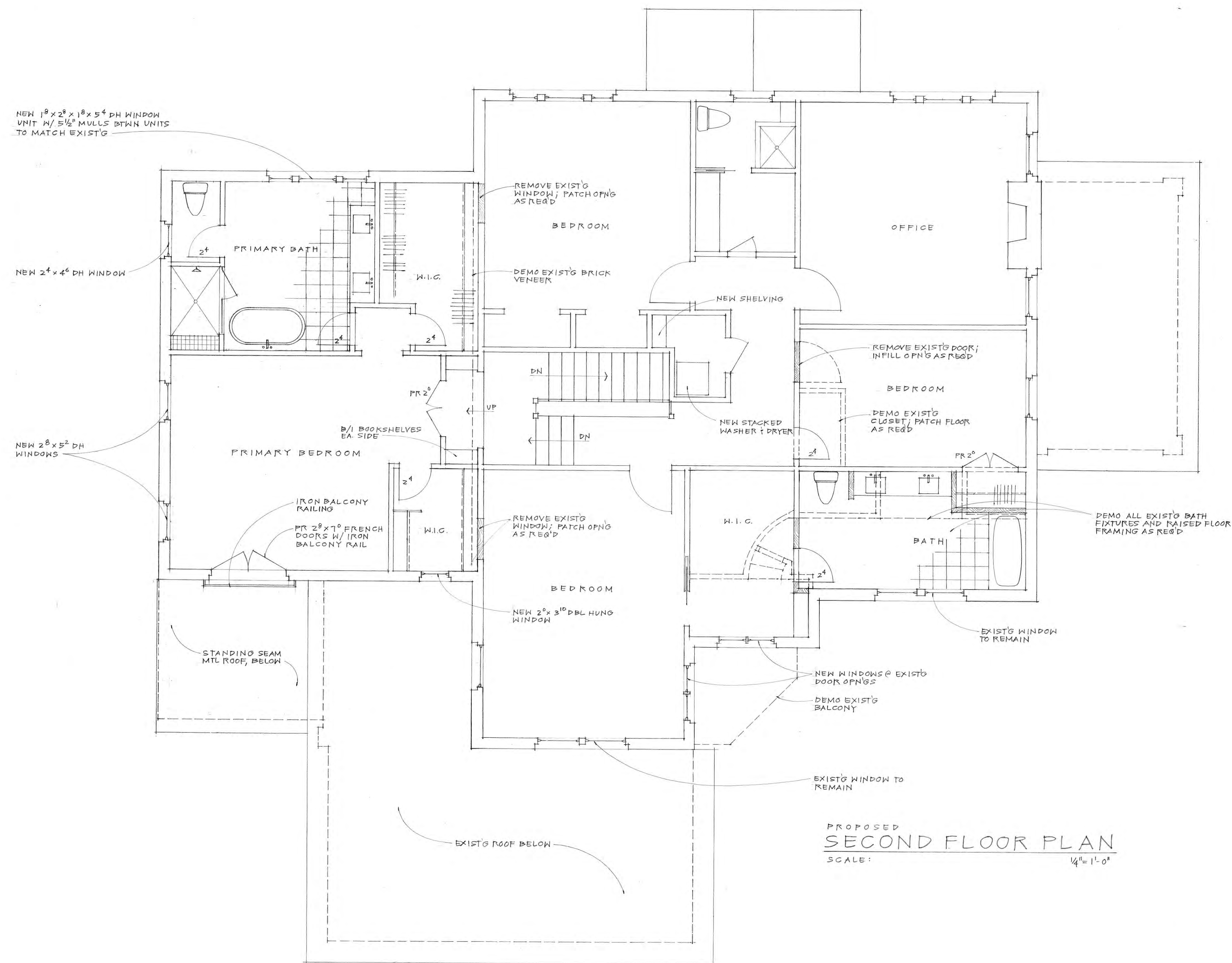
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Of Sheets

REVISIONS	BY



PROPOSED RENOVATIONS FOR

1071 Oxford Road, Atlanta, GA 30307



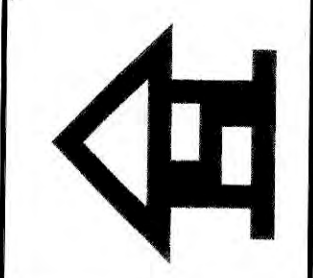
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Drawn	JSC
Job	
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Of	Sheets



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

REVISIONS	BY

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ARCHITECT
404.378.5787
JSCONWAY@AOL.COM
307 GLENN CIRCLE
DECATUR, GA 30030



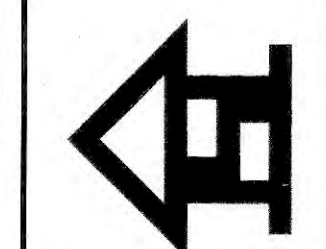
PROPOSED RENOVATIONS FOR
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Date	7-18-25
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Drawn	JSC
Job	
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Of	Sheets



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PROPOSED RENOVATIONS FOR

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Date 7-18-25

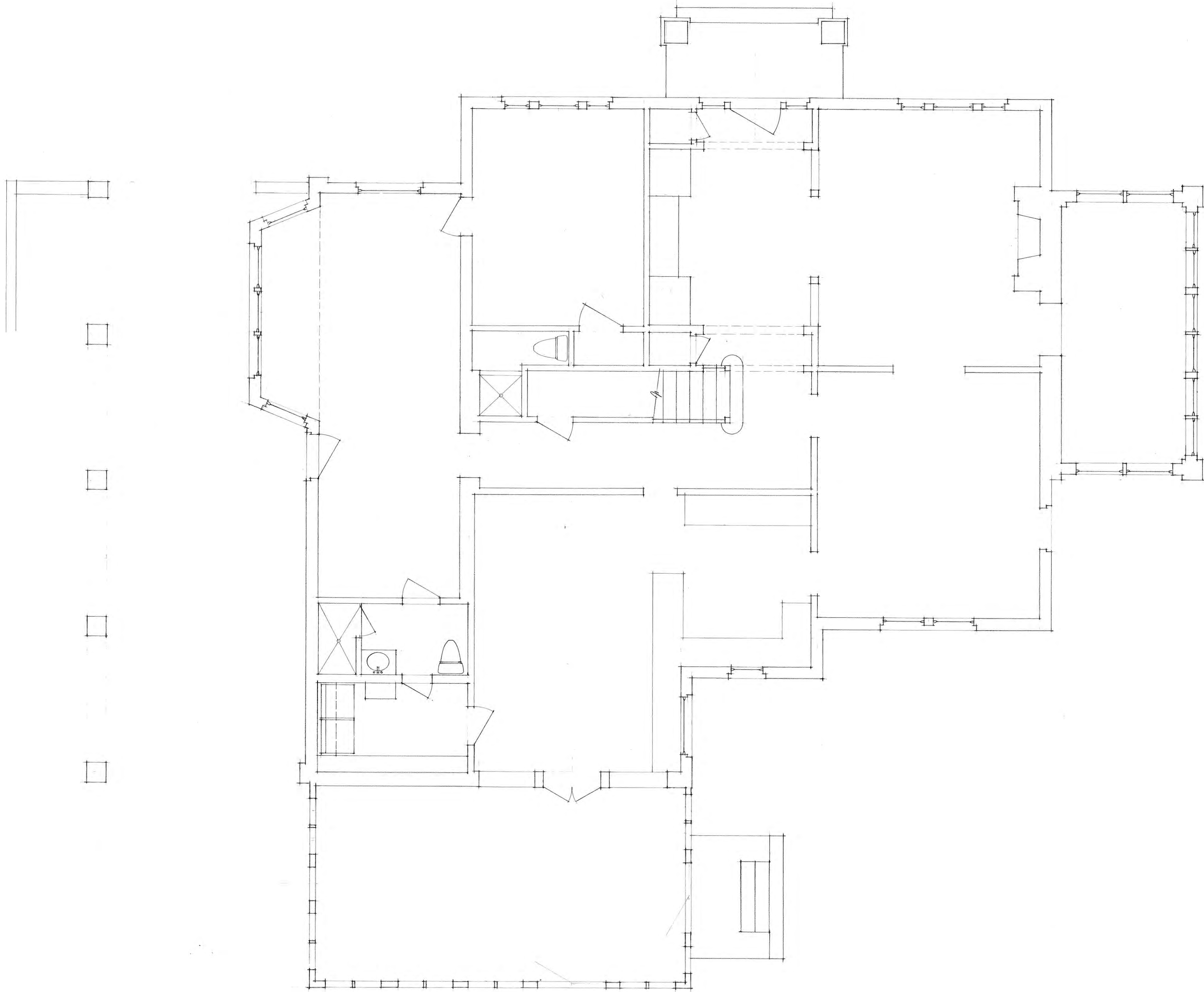
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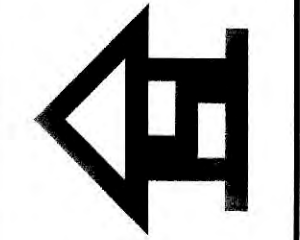
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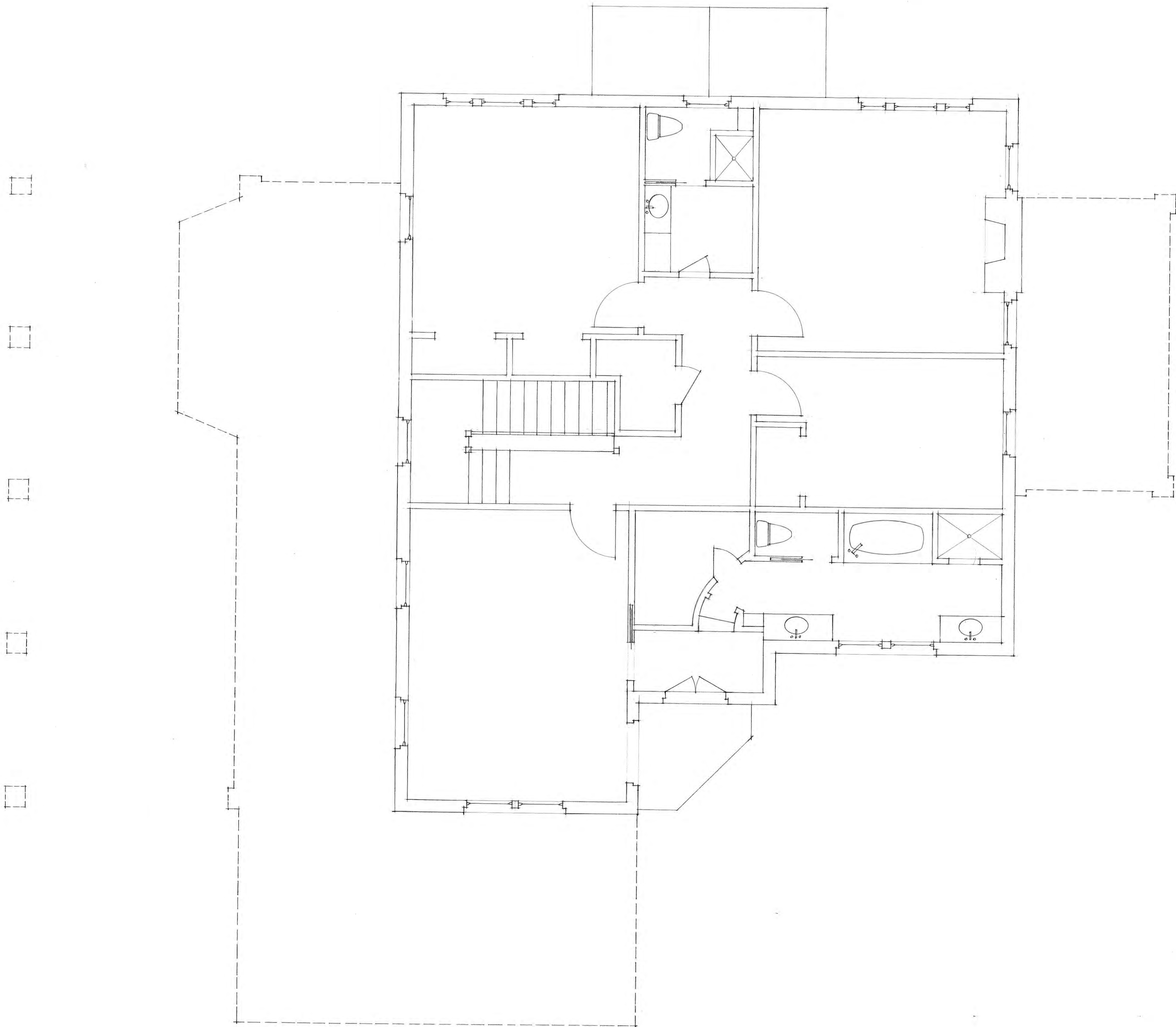
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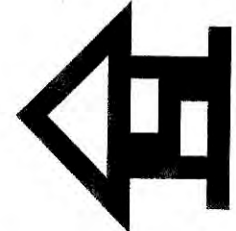
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Date
Scale
Drawn
Job
Sheet EX-1 Of Sheets



REVISIONS		BY

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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

RESERVED FOR THE SUPERIOR COURT CLERK

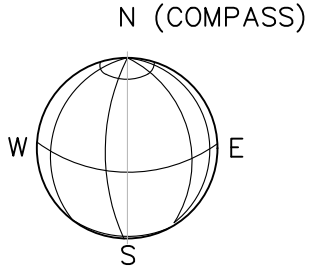
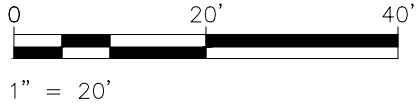
GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
3: Underground 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.

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



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

(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



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.

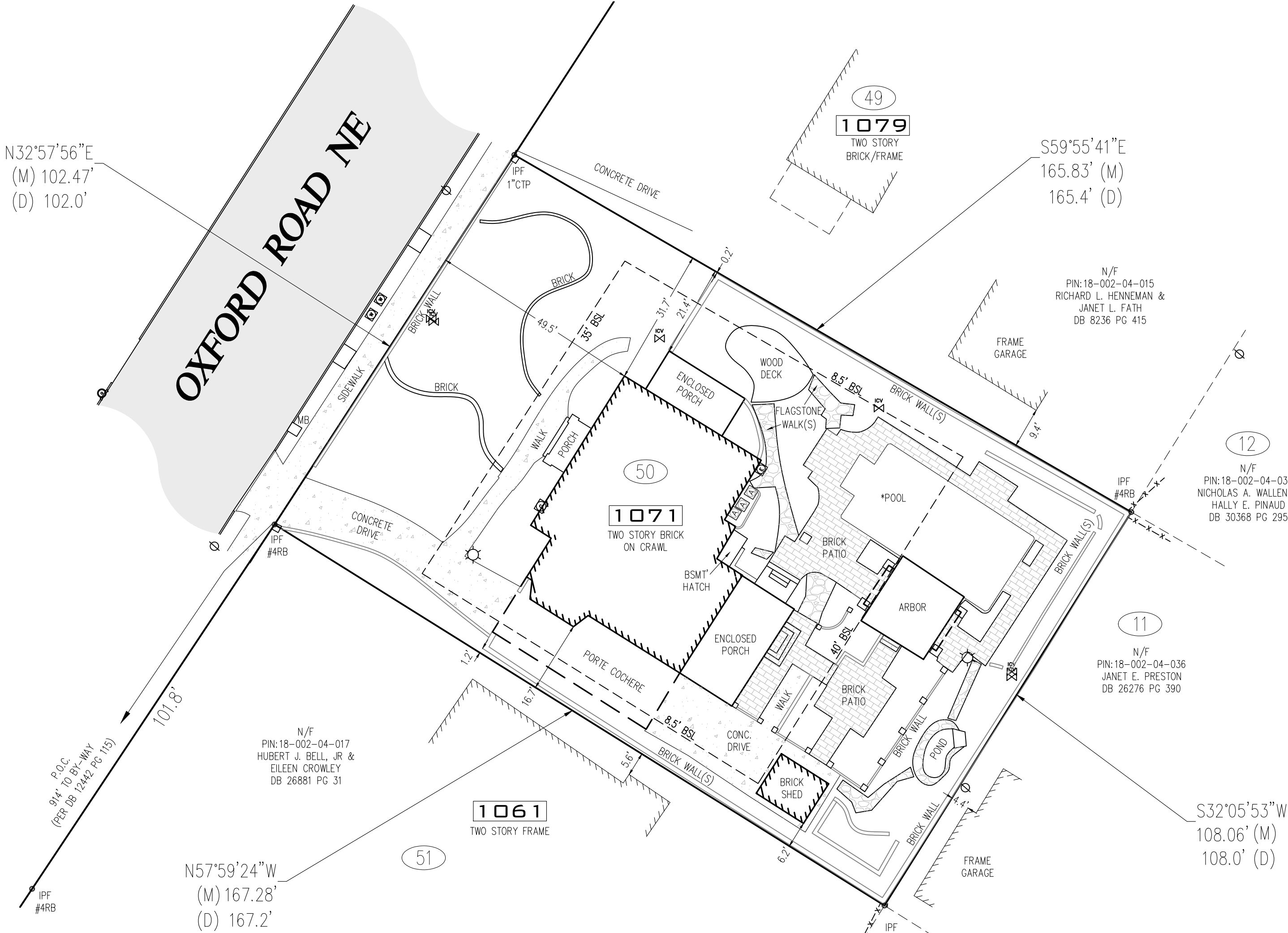
TOTAL AREA: 17,523 SQ FT, 0.402 AC
CALCULATED PLAT CLOSURE: 1:118,910

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



*POOL NOT INCLUDED IN IMPERVIOUS CALCULATIONS

1071 OXFORD ROAD
ZONING: R-85 (DEKALB COUNTY)
HOUSE = 2,242 S.F.
CONCRETE DRIVE / FRONT WALK = 1,535 S.F.
FRONT PORCH / STEP = 77 S.F.
PORTE COCHERE = 585 S.F.
SIDE ENCLOSED PORCH = 215 S.F.
REAR ENCLOSED PORCH = 386 S.F.
BRICK PATIO(S) / WALK / LANDSCAPING = 1,489 S.F.
FLAGSTONE WALK(S) = 324 S.F.
WALL(S) / COLUMN(S) = 735 S.F.
BASEMENT HATCH = 28 S.F.
ARBOR = 302 S.F.
POND = 122 S.F.
AC PAD(S) = 21 S.F.
IMPERVIOUS TOTAL = 8,061 S.F.
LOT AREA = 17,523 S.F.
LOT COVERAGE (%) = 46.0

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.
25. PRIOR TO CONSTRUCTION OF ANY UTILITY FACILITIES WITHIN THE RIGHT-OF-WAY OF ANY COUNTY MAINTAINED ROADWAY, A PERMIT MUST BE OBTAINED FROM THE UTILITY COORDINATOR. [HTTPS://WWW.DEKALBCOUNTYGA.GOV/TRANSPORTATION/UTILITY-PERMITTING](https://www.dekalbcountyga.gov/transportation/utility-permitting)
26. PRIOR TO CONSTRUCTION OF WATER MAINS AND SANITARY SEWER LINES, FINAL DESIGN APPROVAL MUST BE OBTAINED FROM DEPARTMENT OF WATERSHED MANAGEMENT.
27. NOTIFY WATER AND SEWER INSPECTOR AT 770-732-6411 PRIOR TO START OF CONSTRUCTION
28. ANY WALL OF 4' OR GREATER IN HEIGHT REQUIRES A SEPARATE BUILDING PERMIT BEFORE CONSTRUCTION
29. DEVELOPERS AND PROPERTY OWNERS' ASSOCIATIONS SHALL ENSURE ACCESS TO ALL PRIVATE STREETS BY EMERGENCY AND LAW ENFORCEMENT VEHICLES AND SHALL ENSURE THAT PRIVATE STREETS ARE CONSTRUCTED TO ALLOW ACCESS BY ALL EMERGENCY VEHICLES AND LAW ENFORCEMENT VEHICLES.
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
EXISTING WALLS	735
EXISTING ARBOR	302
EXISTING POND	122
EXISTING AC PADS	21
TOTAL EXISTING AREA TO REMAIN	6,059

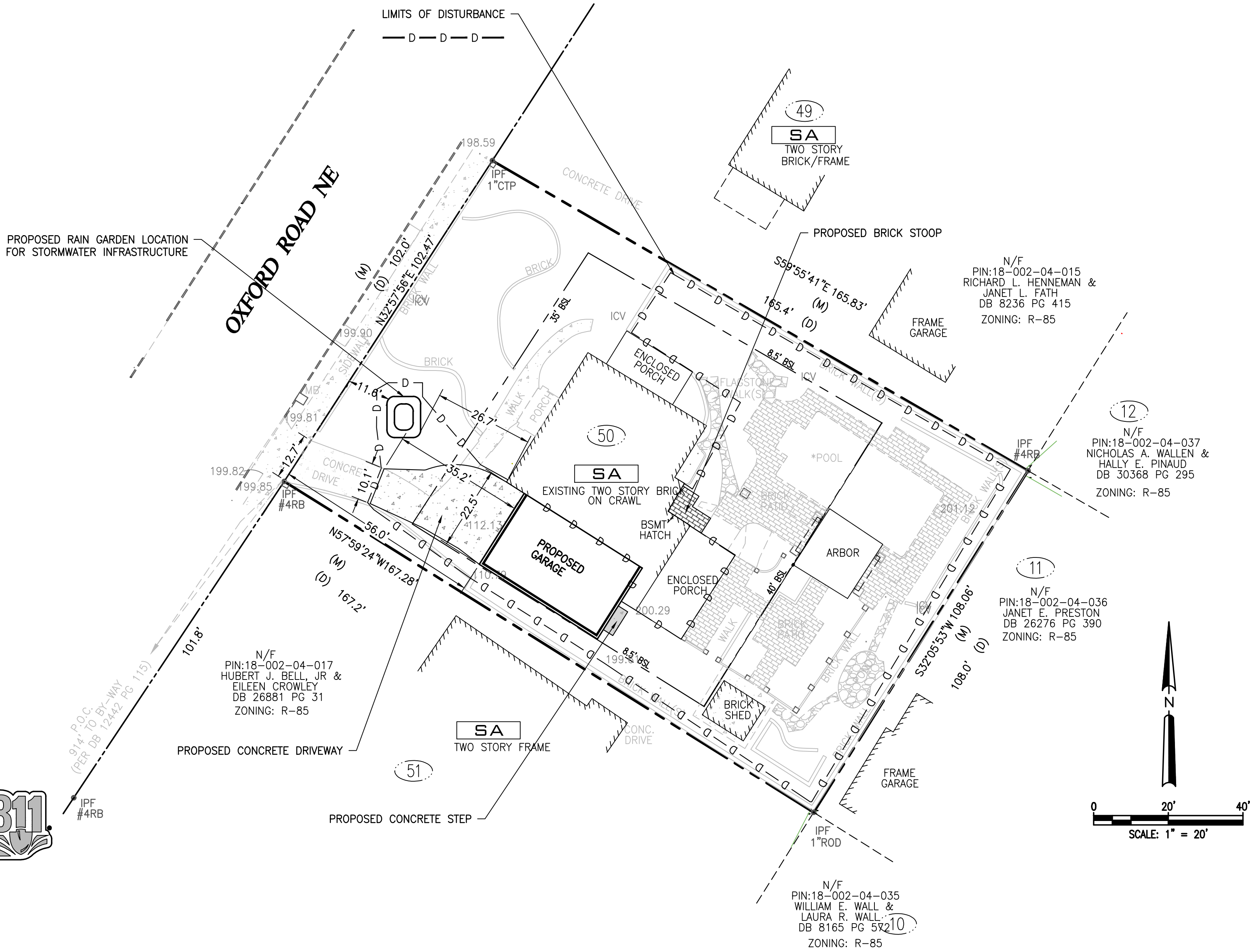
PROPOSED IMPERVIOUS AREA	SF
PROPOSED CONCRETE DRIVE	635
PROPOSED GARAGE	842
PROPOSED STOOP	66
PROPOSED STEP	23
TOTAL PROPOSED IMPERVIOUS AREA	1,566
TOTAL POST CONSTRUCTION IMPERVIOUS AREA	7,625
TOTAL POST CONSTRUCTION LOT COVERAGE	43.51%

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	CHKD	DESCRIPTION

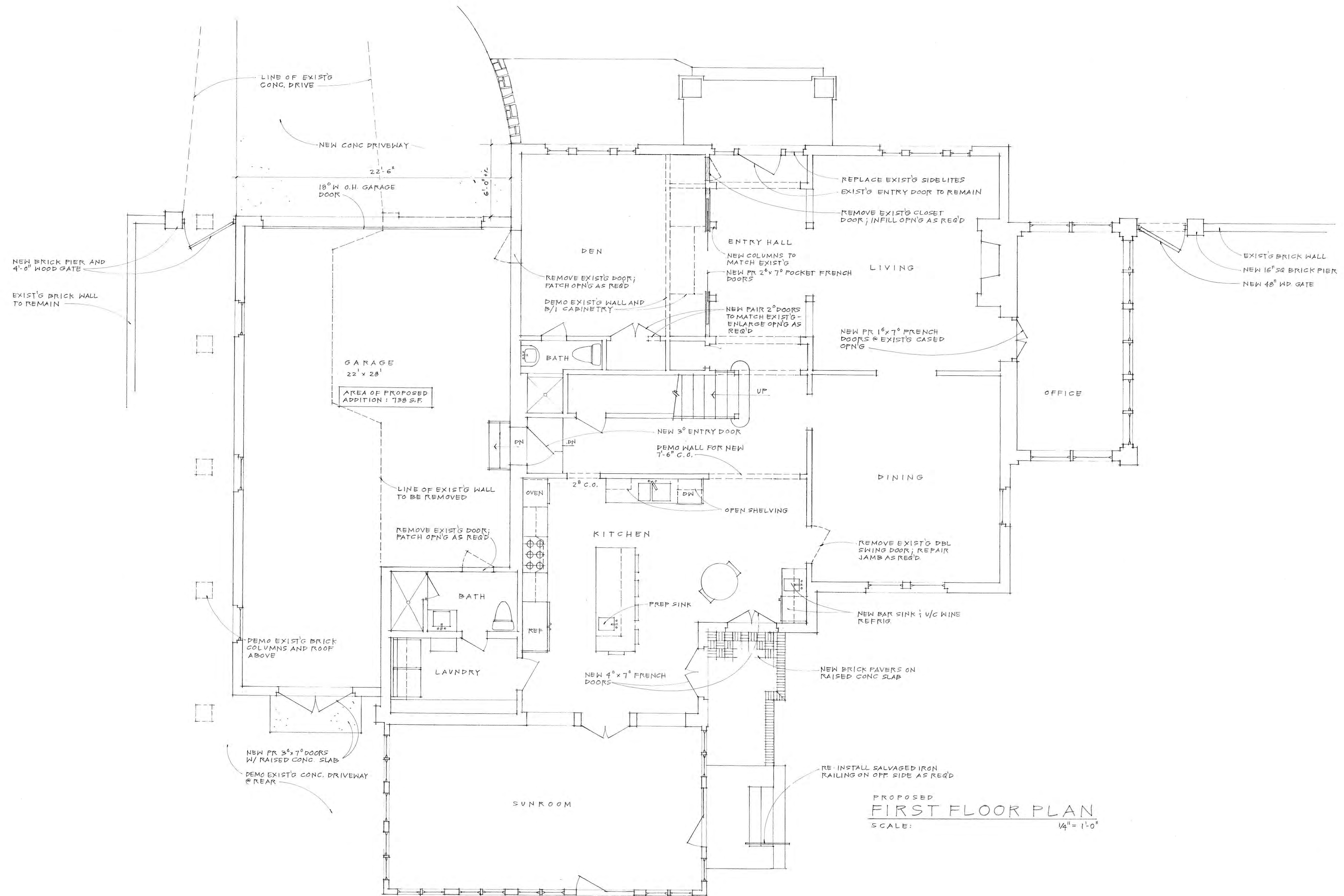
CONSTRUCTION PLANS FOR:

1071 OXFORD ROAD
LAND LOT 2, DISTRICT 18,
DEKALB COUNTY, GEORGIA

CVE PI # 25-388

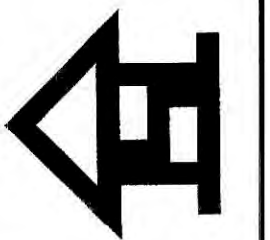
SHEET NO.

C-1



REVISIONS BY

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

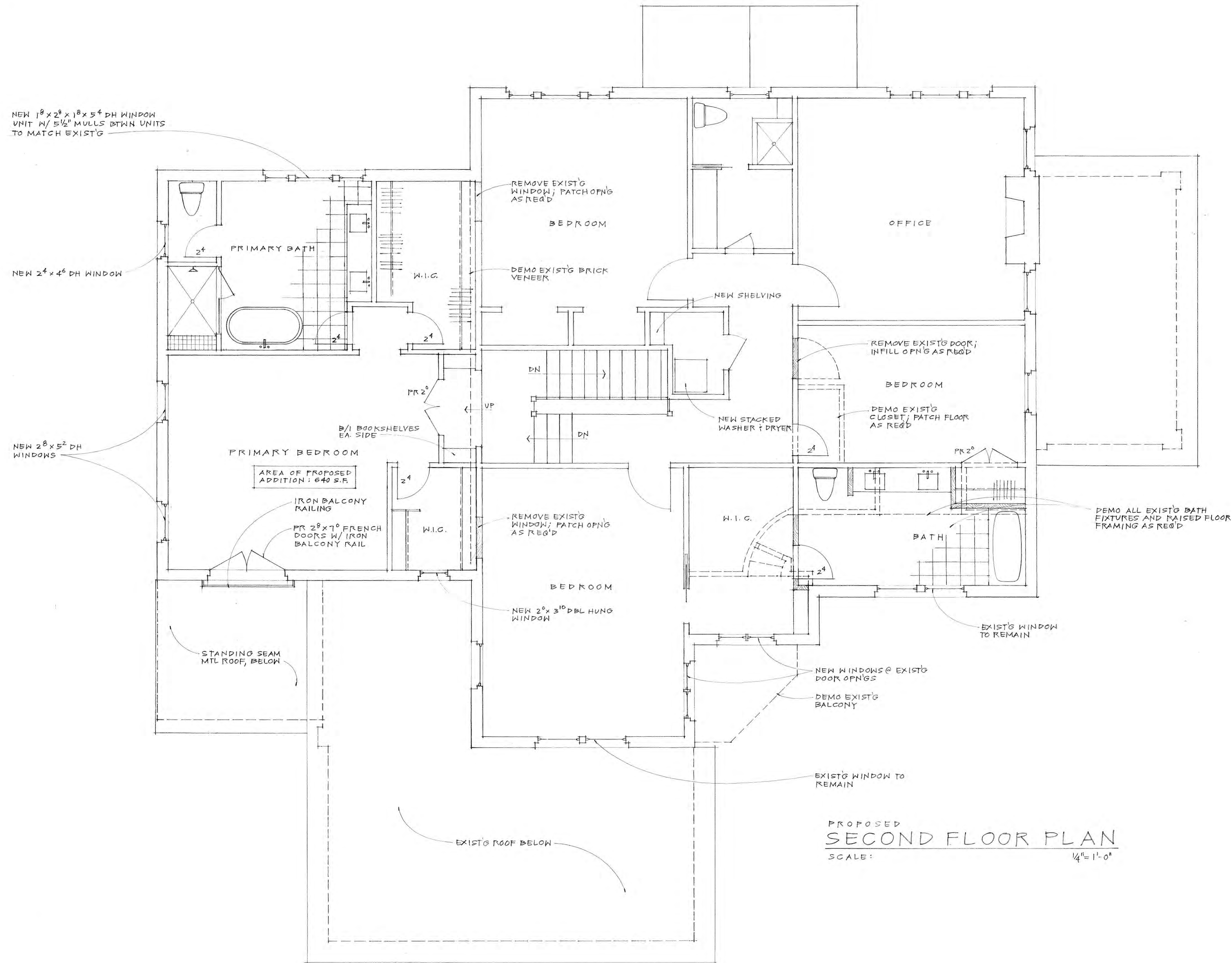
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Drawn JSC

Job

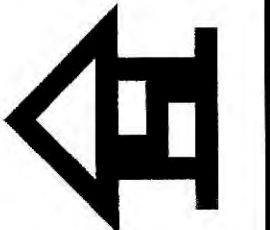
Sheet

A-1
Of Sheets



REVISIONS	BY

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

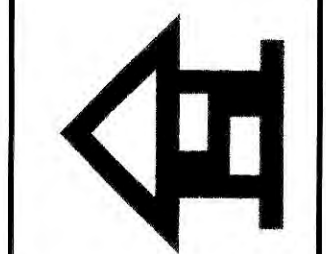


PROPOSED RENOVATIONS FOR
Evans Harrell and Mo Burke
1071 Oxford Road, Atlanta, GA 30307

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



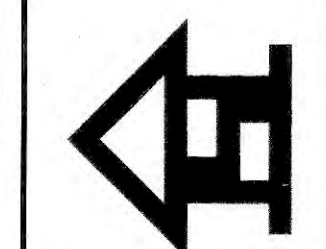
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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



REVISIONS BY

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404 378 5787
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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 7-18-25

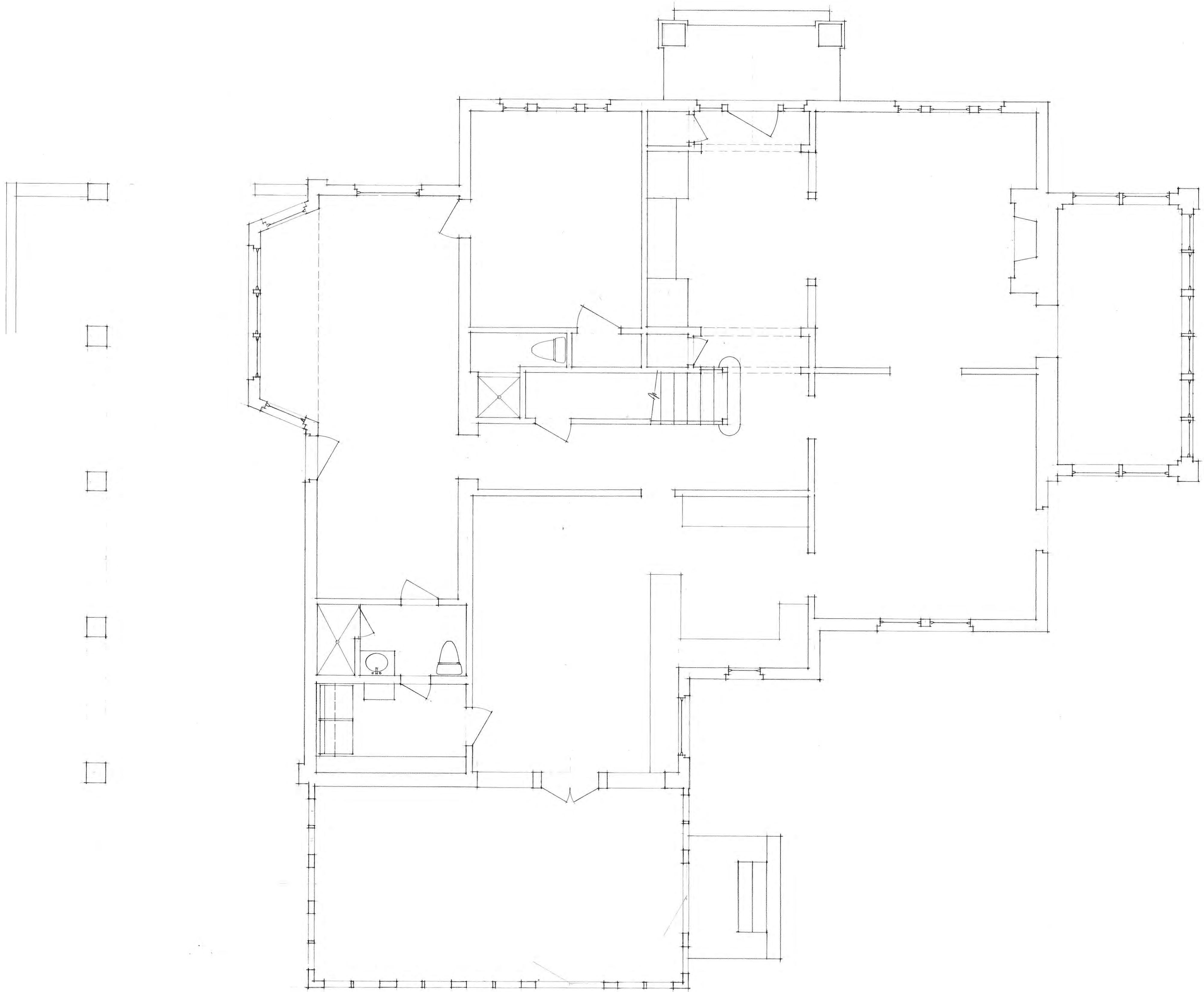
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Job

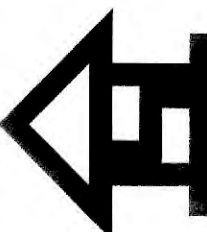
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Of Sheets



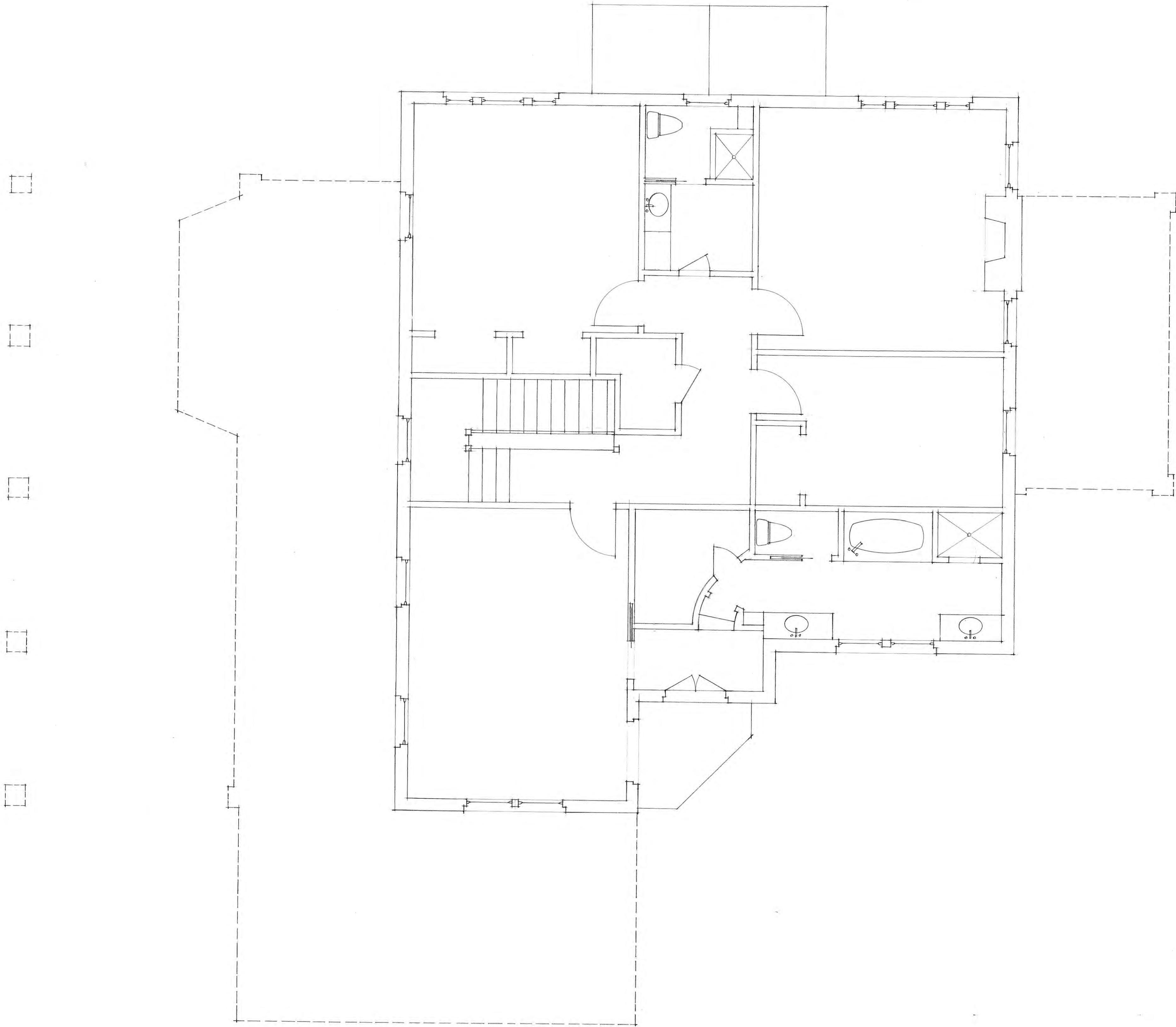
REVISIONS	BY

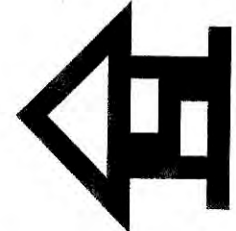
JOHN STEVEN CONWAY
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404.378.5778
JSCONWAY@AOL.COM
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DECATUR, GA 30030



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

Date
Scale
Drawn
Job
Sheet EX-1 Of Sheets



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		
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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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

From: [Dan Hanlon](#)
To: [Wells, Debora M](#)
Cc: [Paige V. Jennings](#); [Bragg, Rachel L.](#)
Subject: Re: Historic Preservation Commission Sign Template & Instructions - H. 1071 Oxford Road_1247715
Date: Monday, October 13, 2025 10:49:24 AM
Attachments: [1.png](#)

Hi, Deborah - we won't be ready to submit revisions for this meeting. We'd like to defer to the next meeting.

Let me know if you need anything else.

Thanks.
Dan

---- On Tue, 07 Oct 2025 08:40:04 -0400 **Wells, Debora M** <dmwells@dekalbcountyga.gov> wrote ---

Please 'Reply All' To Email Correspondence

Good Morning

This correspondence pertains to the sign posting requirements for your upcoming Historic Preservation Committee (HPC) case. For an effective public notification, please follow these instructions to ensure proper sign posting:

1. The signs can be ordered from a sign company of your choice using the attached template and instructions.
2. Post your sign no later than **October 13, 2025**, ensuring it's positioned for clear visibility to cars approaching from each direction, not merely facing the street.
3. One sign should be posted for each street frontage of your property. If your property fronts on two streets, then two signs are required, and so on.
4. Once the sign is posted, please send a photo as documentation to our planning staff.
5. **If your application has been deferred from a previous meeting, you may update your existing sign with a sharpie to reflect the new meeting date and other pertinent information. After making these necessary updates, send pictures of the updated sign back to our staff for documentation purposes (new sign template attached)**

Your application is scheduled for review during the [HPC Meeting on Monday, October 20, 2025](#), at 6:00 pm via Zoom. As a reminder, it is mandatory for the applicant or their representative to attend the meeting. During the session, you will have the opportunity to present your case, respond to any questions from the HPC, and listen to public comments.

Meeting Details

Date: [October 20, 2025](#)

Time: 6:00 PM

Location: Zoom (see attached agenda for link)

Should you have any questions or need further assistance regarding sign posting or any other aspect of the process, please do not hesitate to contact us. We are here to support you throughout this process.

Debora M. Wells

Administrative Specialist

DeKalb County Government | Department of Planning & Sustainability

Current Planning | Zoning Division

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

Email: dmwells@dekalbcountyga.gov

Office: 470-650-9475



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