



# Planning & Sustainability Department Current Planning Zoning Division

178 Sams Street  
Decatur, GA 30030

Lorraine Cochran-Johnson  
Chief Executive Officer

Juliana A. Njoku  
Director

## Application for Certificate of Appropriateness

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

Address of Subject Property: 1175 Oxford Road Atlanta, GA 30306

Property Parcel ID Number: 18 002 04 004

Date of construction of all structures on the property: primary house 1929 (no work on primary)

This information can be found in the DeKalb County property accessory and tax records database.

\*\*\*\*\*

Applicant Name: David Price

E-Mail: \_\_\_\_\_ hone: \_\_\_\_\_

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

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

\*\*\*\*\*

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

Owner(s) Mailing Address: 1175 Oxford Road Atlanta, GA 30306

Nature of work (check all that apply):

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

Description of Work:

Retroactively approve unpermitted demolition of dilapidated one-story accessory garage and build new 19.66' x 21.5' one-story accessory garage with attic storage space above (420sq ft footprint) in same location and footprint.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. **\*PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION \***

Signature of Applicant: David W. Price 2-12-2026

**Authorization of a Second Party to Apply for a Certificate of Appropriateness**

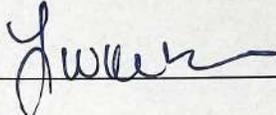
This form is required if the individual making the request is **not** the owner of the property.

I/ We: Leslie Krugler

being owner(s) of the property at: 1175 Oxford Road Atlanta, GA 30306

hereby delegate authority to: David Price

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

Signature of Owner(s):   
Date: 2/9/26

**Please review the following information**

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner via email. Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. **If work is performed that is not in accordance with the scope of work approved by the issued certificate, a Stop Work Order may be issued for the property and a new Certificate of Appropriateness will need to be obtained.**

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, a Certificate of Occupancy will not be issued. 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.

**14. Garages / Accessory Buildings**

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

**15. Demolitions**

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

**Please check the box below to confirm that the applicant has completed the following:**

- ✓ Reviewed the information provided and understand the Certificate of Appropriateness process
- ✓ Reviewed the Historic Preservation Commission Meeting calendar
- ✓ Reviewed the appropriated design manual and guidelines for the historic district in which the subject property is located
- ✓ Reviewed the DeKalb County Tree Ordinance.
- ✓ Reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

**The applicant has completed the check list above and understands the process to obtain a Certificate of Appropriateness**

✓
---



Photo of recently demolished garage – note lack of any braced portal framing and exterior siding attached directly to studs with no structural sheathing. Stud spacing is more than two feet on center and were rotten where they were in contact with the concrete slab. The concrete slab foundation, driveway, and minimal turnaround are existing and will remain.



# email from real estate agent about garage structure

----- Forwarded message -----

From: **Harvin Greene** <>

Date: Wed, Jan 21, 2026 at 1:14 PM

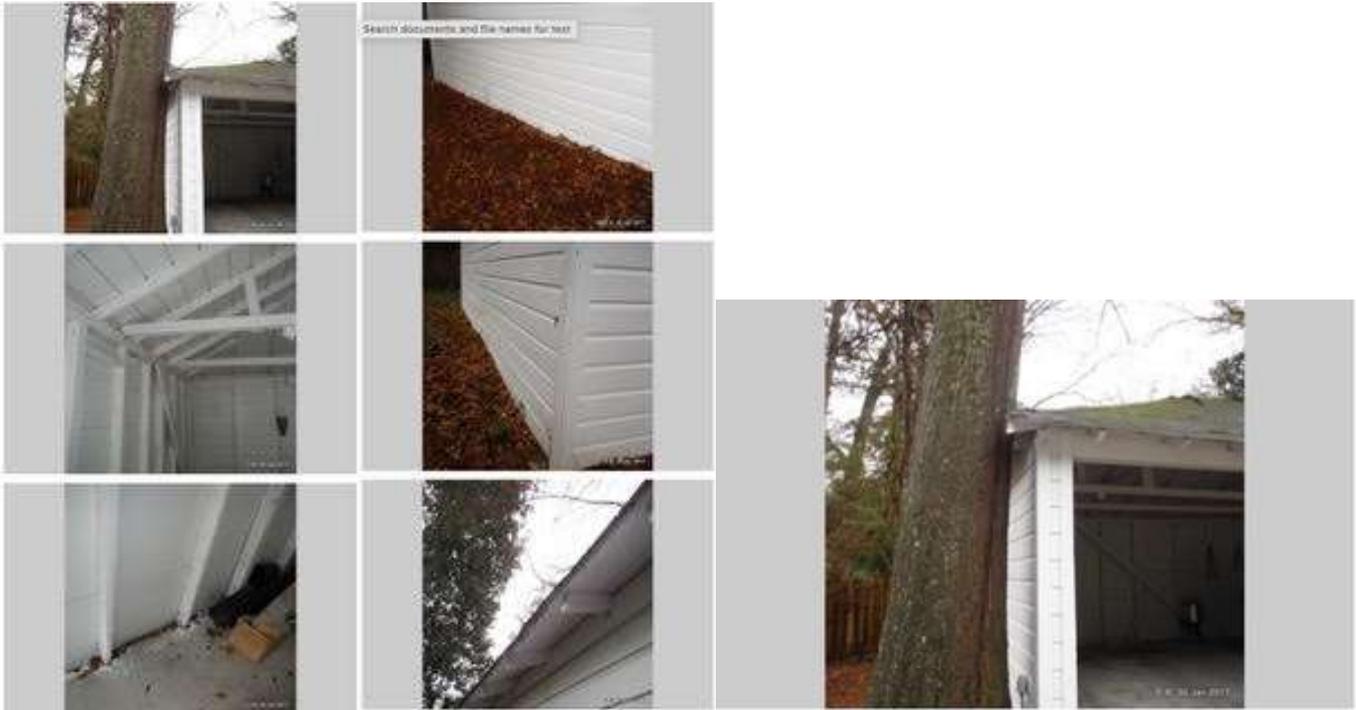
Subject: Feedback/Issues with 1175 Oxford

To: **Leslie Krugler** <>

Leslie,

Per our conversation we received a lot of feedback and concerns over the “carport” at 1175 Oxford Rd while the house was on the market last year. There were concerns over the structural issues and the roof. The tree to the left was growing into the structure and had pushed it dramatically off of the foundation. It was also just generally very scary looking as was the tree alongside it. Because of the condition it was considered uninsurable and therefore scared multiple buyers away. Attached below are photos from your purchase in 2018 as well as from the listing.

Please let me know if you have any additional questions.



**Harvin Greene, Realtor**  
**DORSEY ALSTON, REALTORS®**

Top 1% Realtor, Nationwide  
#3 Team, Georgia  
#2 Team, Atlanta Realtors Association 2024  
#1 Agent Companywide, 2024  
Most Expensive Residential Sales in Atlanta 2024 and 2025  
Life Member, ARA® Top 10 Producer  
Phoenix Award Recipient

# Dovetail

CRAFTSMEN

January 27, 2026

Leslie Krugler  
1175 Oxford Road  
Atlanta, Ga 30307

Subject: Condition of carport/garage structure

To whom it may concern:

The carport that was located at 1175 Oxford Road was in very poor structural condition and has been since Ms. Krugler purchased the house. She approached me soon after moving into the house to do repair work on the structure. I declined at that time because the condition of the structure was so bad. I informed her then that the structure was beyond repair and should be torn down.

The roofing on the main house was recently replaced. The roofing contractor was asked about replacing the shingles on the carport. They declined for the same reason. There was no structural integrity left in the carport, and it would have been dangerous to work on it.

Regards,

Todd Fisher  
Owner/Partner  
Dovetail Craftsmen  
[REDACTED]

## email from neighbor supporting project

On Thursday, January 22, 2026, 8:06 PM, Bess Miller <> wrote:

To whom it may concern.

I am a next door neighbor of Leslie Krugler and am aware of the plans to rebuild her garage at [1175 Oxford Road, Atlanta, Georgia 30306](#). I have discussed with her and am in agreement with these plans.

With kind regards,

Bess Miller



January 21, 2026

Dear Druid Hills Historic Preservation Society and to whom it may concern-

My family resides at [REDACTED]

It has been brought to our attention that our neighbor on Oxford Road, Leslie Krugler, is planning a new garage.

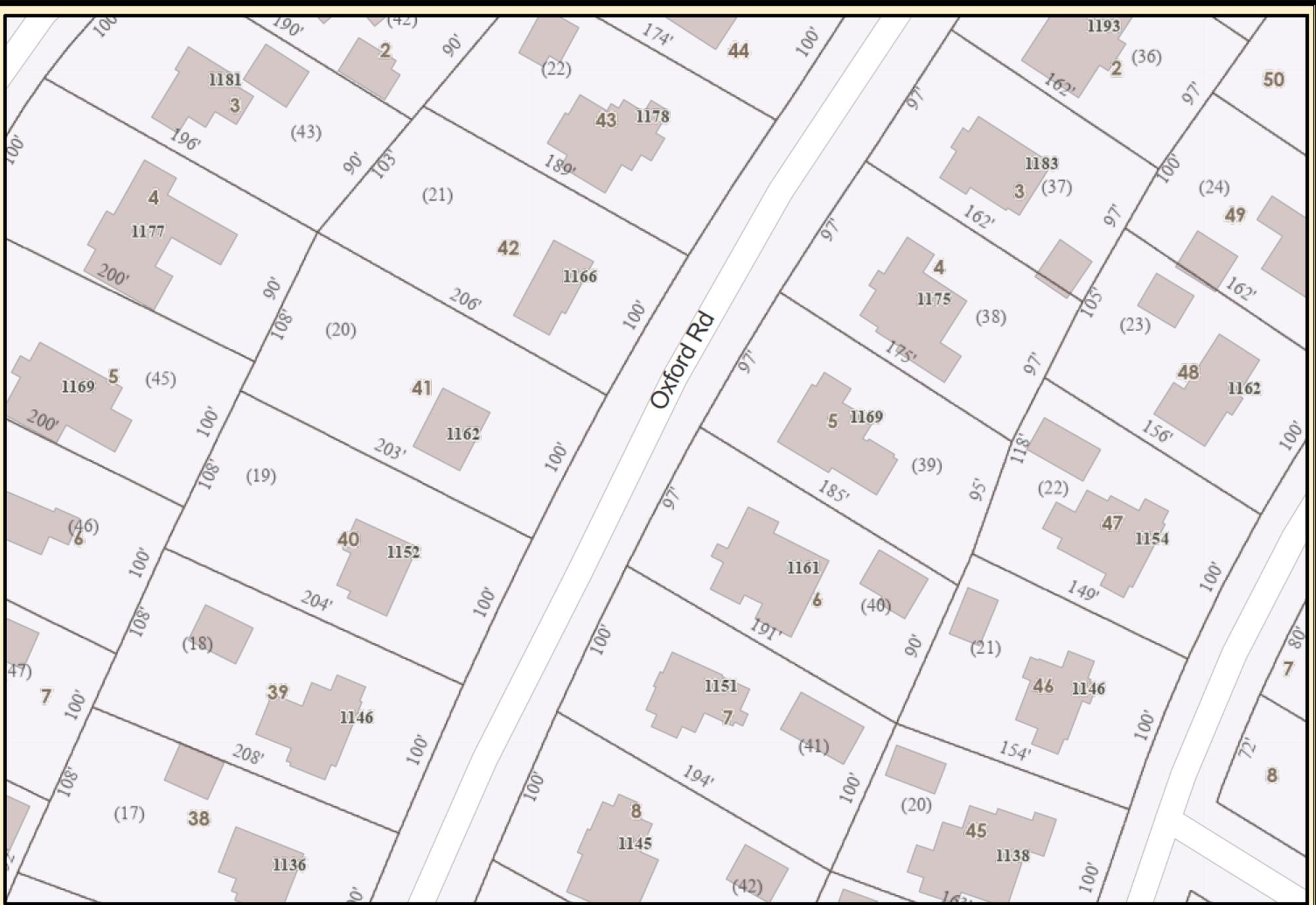
We are in full support of her plans for this construction.

If you need any further information from us regarding this project, kindly reach out at [REDACTED]

Sincerely,

A handwritten signature in black ink, appearing to read 'Carla', written in a cursive style.

Carla Crossno



**DeKalb County Parcel Map**



Date Printed: 2/9/2026



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

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

**FLOOD HAZARD STATEMENT**

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0062K, DATED 08/15/19

**ZONING INFORMATION**

CLASSIFICATION: R-85  
 MINIMUM LOT WIDTH - 85 FEET  
 MINIMUM LOT AREA - 12,000 sf.  
 SETBACKS: FRONT - 35 FEET  
           SIDE - 8.5 FEET  
           REAR - 40 FEET  
 MAXIMUM LOT COVERAGE - 35%  
 MINIMUM FLOOR AREA - 2000 sf.  
 MAXIMUM BUILDING HEIGHT - 35 FEET

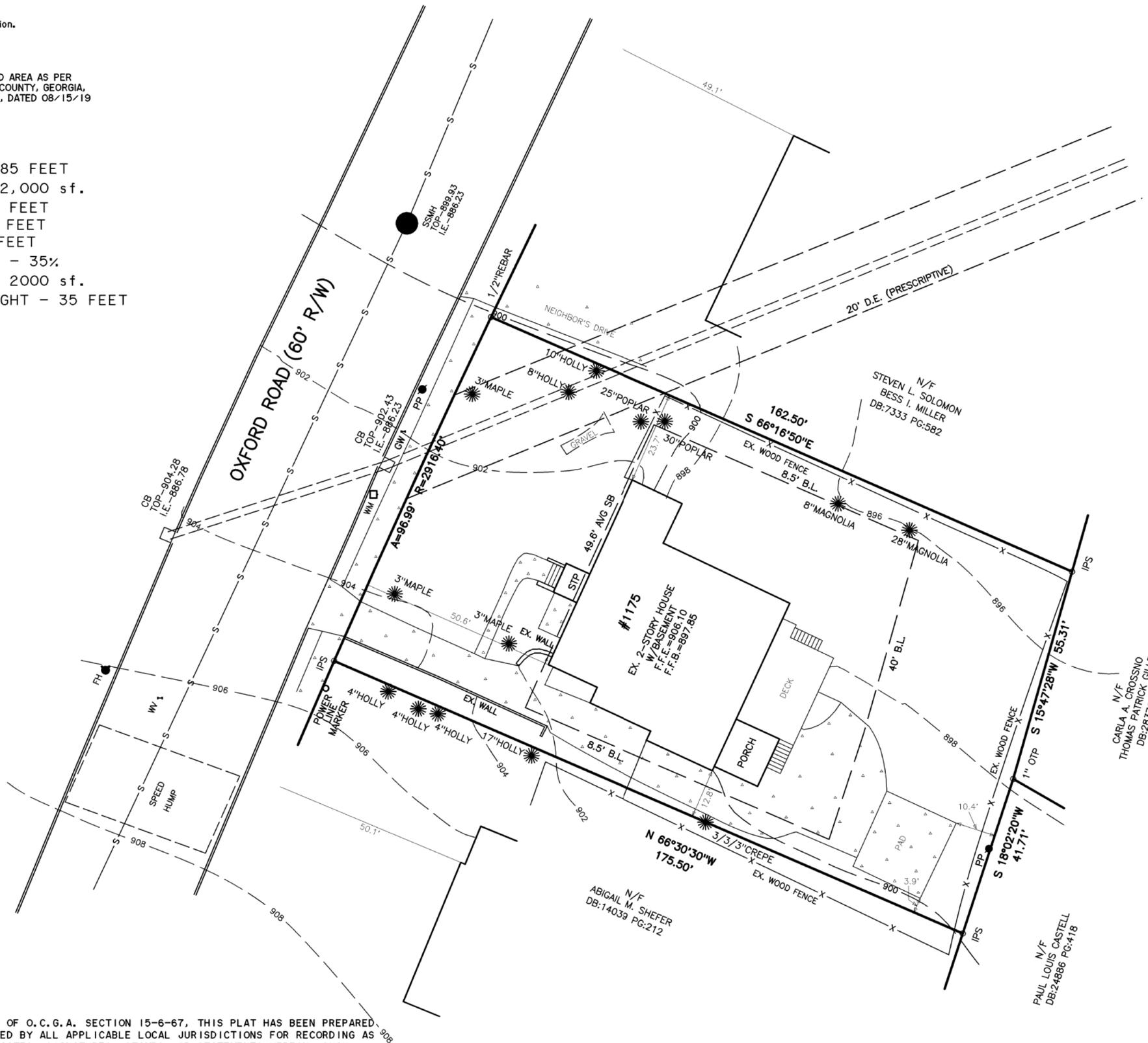
**EXISTING LOT COVERAGE:**

HOUSE = 2386 sf.  
 DRIVEWAY = 2003 sf.  
 FRONT WALK = 108 sf.  
 WALLS = 41 sf.  
 FRONT STOOP = 152 sf.  
 REAR PORCH = 162 sf.  
 REAR DECK = 467 sf.  
 CONCRETE PAD = 410 sf.  
 TOTAL = 5729 sf.  
 LOT COVERAGE = 34.92%  
 MAXIMUM = 35% = 5741 sf.

**LOT AREA:**  
 16,404 sf.  
 0.377 ACRES

**LEGEND**

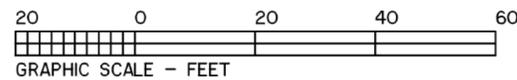
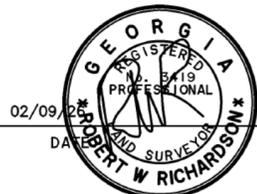
- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X = FENCE LINE
- O = FLOOD HAZARD ZONE LINE
- = STORM SEWER LINE/PIPE
- W = WATER LINE
- G = GAS LINE
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND



AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

*Signature of Robert W. Richardson*

ROBERT W. RICHARDSON, GA RLS #3419



**ALPHA LAND SERVICES**  
 P.O. BOX 1651  
 LOGANVILLE, GA. 30052  
 ENGINEERING • LAND SURVEYING

SURVEY FOR:

**1175 OXFORD ROAD**  
 TAX PARCEL# 18 002 04 004

REVISION:	LAND LOT: 2	LOT: 38	BLOCK:
	DISTRICT: 18TH	SUB: DRUID HILLS	
	DEKALB COUNTY		
	GEORGIA		
FIELD DATE: 02/04/26	AREA = 0.377 ACRES		
PLAT DATE: 02/09/26	JOB No. 26-02-052		
REF. PLAT: PB. _____ P. _____			

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

**FLOOD HAZARD STATEMENT**

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0062K, DATED 08/15/19

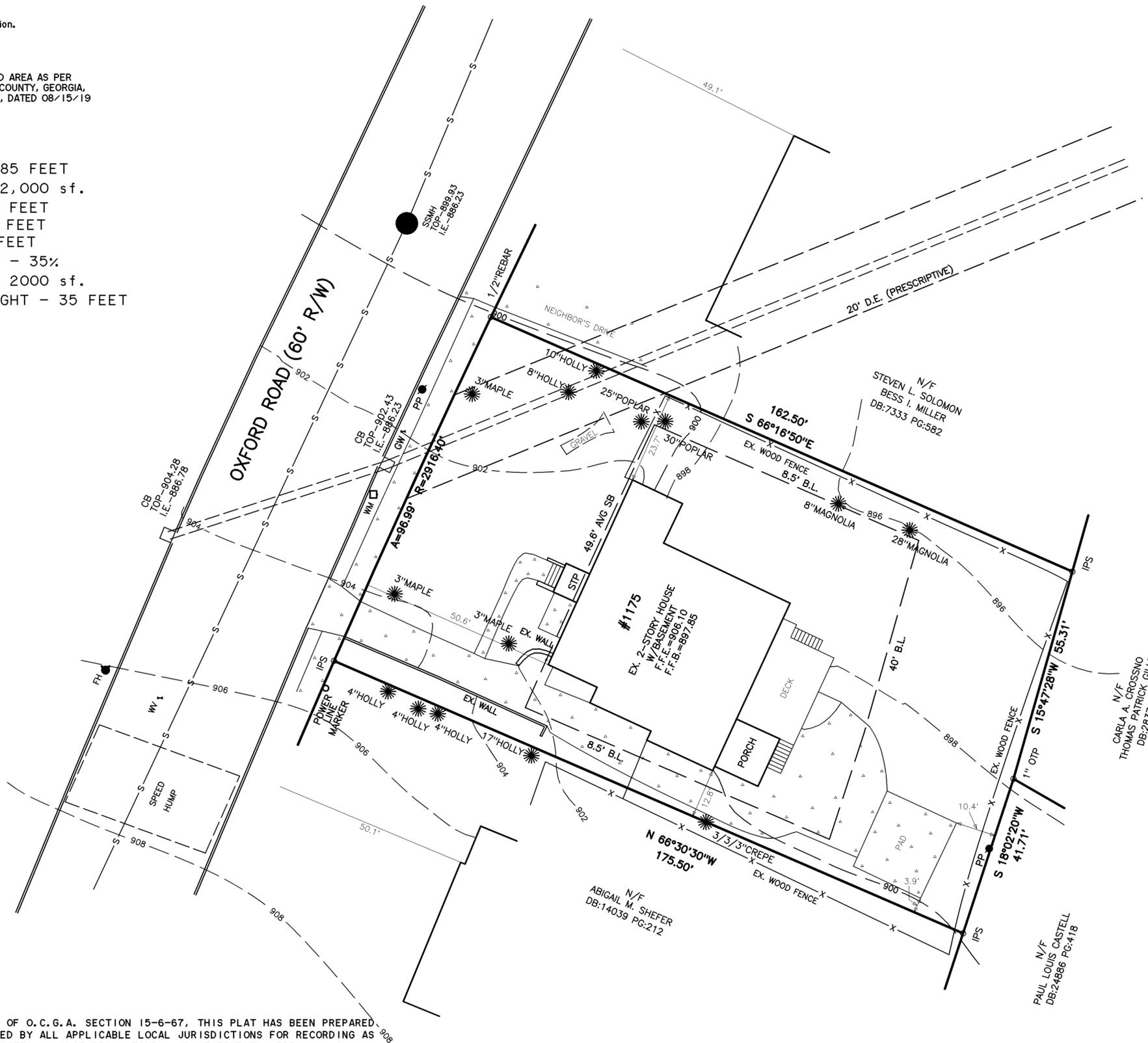
**ZONING INFORMATION**

CLASSIFICATION: R-85  
 MINIMUM LOT WIDTH - 85 FEET  
 MINIMUM LOT AREA - 12,000 sf.  
 SETBACKS: FRONT - 35 FEET  
           SIDE - 8.5 FEET  
           REAR - 40 FEET  
 MAXIMUM LOT COVERAGE - 35%  
 MINIMUM FLOOR AREA - 2000 sf.  
 MAXIMUM BUILDING HEIGHT - 35 FEET

**EXISTING LOT COVERAGE:**

HOUSE = 2386 sf.  
 DRIVEWAY = 2003 sf.  
 FRONT WALK = 108 sf.  
 WALLS = 41 sf.  
 FRONT STOOP = 152 sf.  
 REAR PORCH = 162 sf.  
 REAR DECK = 467 sf.  
 CONCRETE PAD = 410 sf.  
 TOTAL = 5729 sf.  
 LOT COVERAGE = 34.92%  
 MAXIMUM = 35% = 5741 sf.

**LOT AREA:**  
 16,404 sf.  
 0.377 ACRES

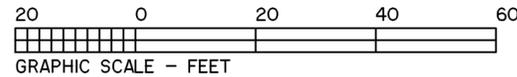
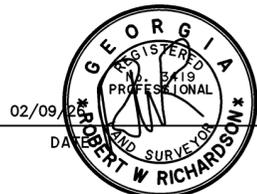


- LEGEND**
- IPF = 1/2" REBAR FOUND
  - IPS = 1/2" REBAR PIN SET
  - L.L. = LAND LOT
  - L.L.L. = LAND LOT LINE
  - P.L. = PROPERTY LINE
  - CL = CENTERLINE
  - B.L. = BUILDING LINE
  - R/W = RIGHT-OF-WAY
  - S.S.E. = SANITARY SEWER EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - MH = MANHOLE
  - C.B. = CATCH BASIN
  - J.B. = JUNCTION BOX
  - HW = HEADWALL
  - D.I. = DROP INLET
  - PP = POWER/UTILITY POLE
  - F.H. = FIRE HYDRANT
  - I.E. = INVERT ELEVATION
  - F.F.E. = FINISHED FLOOR ELEVATION
  - F.F.B. = FINISHED FLOOR BASEMENT
  - F.F.G. = FINISHED FLOOR GARAGE
  - BOC = BACK OF CURB
  - EP = EDGE OF PAVEMENT
  - N/F = NOW OR FORMERLY
  - P.O.B. = POINT OF BEGINNING
  - SS = SANITARY SEWER LINE/PIPE
  - X-X-X = FENCE LINE
  - O = FLOOD HAZARD ZONE LINE
  - = STORM SEWER LINE/PIPE
  - W = WATER LINE
  - G = GAS LINE
  - CM = CONCRETE MONUMENT
  - C.E. = CONSTRUCTION EASEMENT
  - C&G = CURB AND GUTTER
  - LS = LIGHT STANDARD
  - OTP = OPEN TOP PIPE FOUND
  - CTP = CRIMP TOP PIPE FOUND

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

*WR*

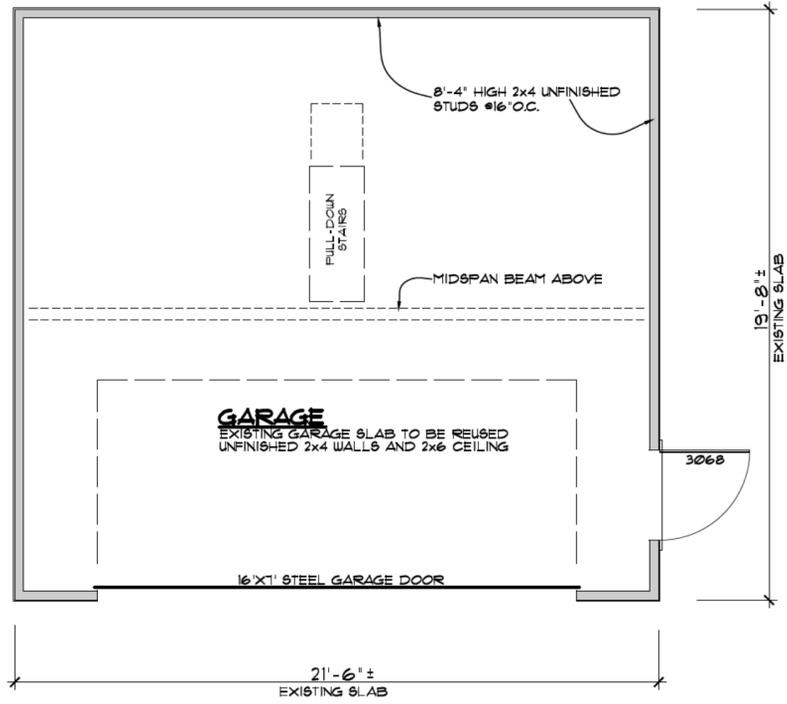
ROBERT W. RICHARDSON, GA RLS #3419



<b>ALPHA LAND SERVICES</b> P.O. BOX 1651 LOGANVILLE, GA. 30052 ENGINEERING * LAND SURVEYING OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM		SURVEY FOR: <b>1175 OXFORD ROAD</b> TAX PARCEL# 18 002 04 004	
REVISION:	LAND LOT: 2	LOT: 38	BLOCK: DRUID HILLS
	DISTRICT: 18TH	SUB: DRUID HILLS	
	DEKALB COUNTY		
	GEORGIA		
FIELD DATE: 02/04/26	AREA = 0.377 ACRES		
PLAT DATE: 02/09/26	JOB No. 26-02-052		



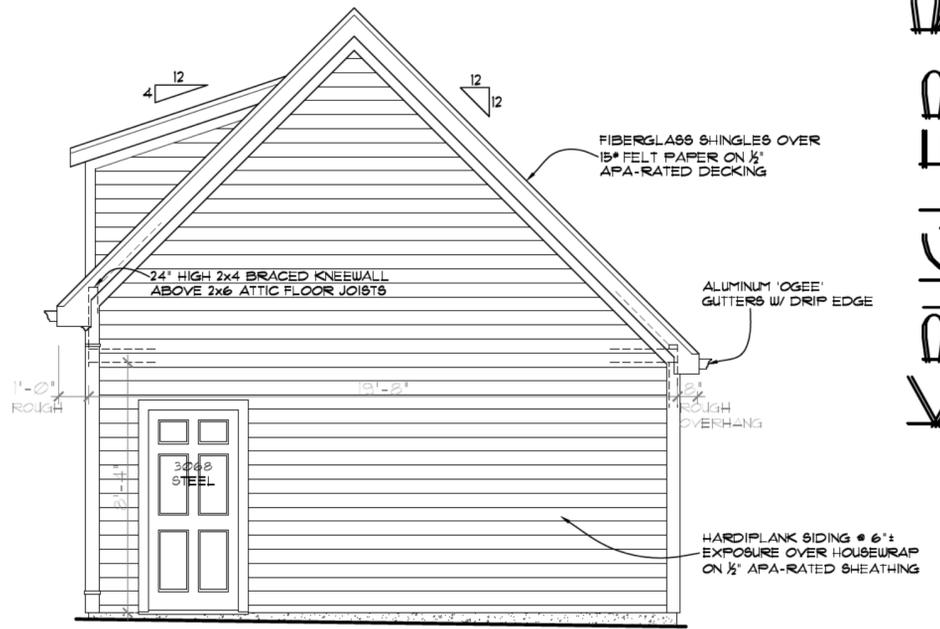
PRICE RESIDENTIAL DESIGN  
1595 NOTTINGHAM WAY  
ATLANTA, GEORGIA  
30309



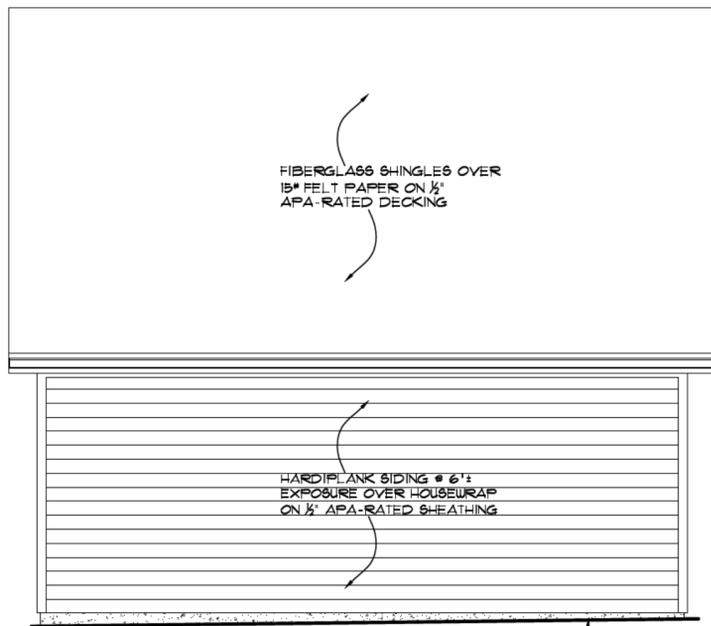
**GARAGE FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



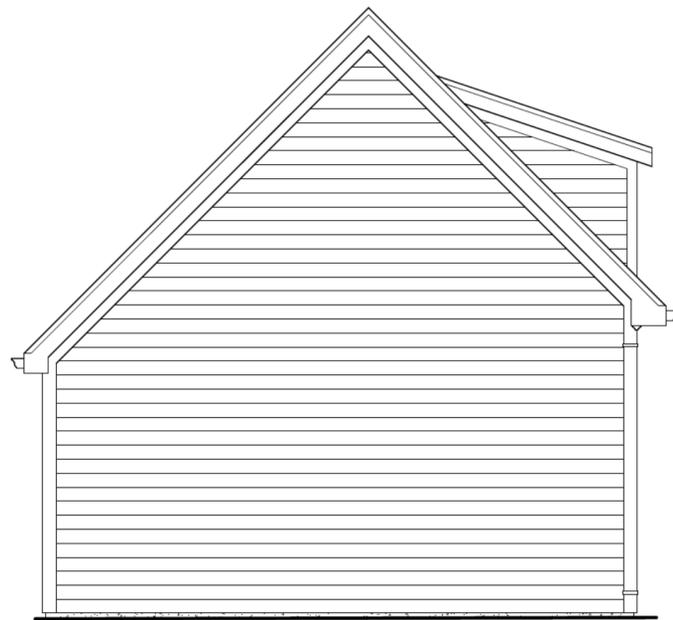
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

**KRUGLER RESIDENCE**  
1175 OXFORD ROAD

**PRICE RESIDENTIAL DESIGN**

KRUGLER RESIDENCE  
1175 OXFORD ROAD  
ATLANTA, GEORGIA  
PROPOSED GARAGE  
PLANS & ELEVATIONS

SHEET A-1

FEBRUARY 12, 2026