DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability
178 Sams Street,
Decatur, GA 30030

Wednesday, March 11, 2025

Planning Department Staff Analysis

DeKalb County
GEORGIA

Lorraine Cochran-Johnson
Chief Executive Officer

Juliana Njoku
Interim Director

N1. Case No: A-26-1247945 **Parcel ID(s): 18 054 03 017**

Commission District 02 Super District 06

Applicant: **Chris and Lane Carter**
1320 Briardale Lane NE
Atlanta, GA 30306

Owner: **Chris and Lane Carter**
1320 Briardale Lane NE
Atlanta, GA 30306

Project Name: **1320 Briardale Lane – Residential Additions**

Location: 1320 Briardale Lane, Atlanta, GA 30306

Requests: Variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the side yard setback from 8.5 feet to six feet and rear yard setback from 40 feet to 8 feet, increase lot coverage from 35% to 37% (Currently 38.4%), and to allow an accessory structure in the side yard, to facilitate construction of residential additions in the R-85 (Residential Medium Lot-85) zoning district and Druid Hills Historic District.

Staff Recommendation: Approval with conditions

Conditions:

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.
2. Any permit drawings submitted for review shall be substantially consistent with the site layout and improvements presented with this application, including the covered rear patio structure and the approximate 8-foot by 12-foot side yard plunge pool.

STAFF FINDINGS:

The subject property is an existing single-family residential property located at 1320 Briardale Lane in the R-85 zoning district and the Druid Hills Historic District. The applicant proposes to construct a covered structure over an existing rear patio and to install a small 8-foot by 12-foot plunge pool in the side yard. The house was constructed in 1927 and positioned unusually close to the rear of the lot. The packet also includes a survey and site materials indicating a lot area of approximately 14,010 square feet and existing lot coverage of approximately 38.4 percent.

The record also reflects that the Historic Preservation Commission approved the related proposal on November 17, 2025. The HPC approval describes reapproval of previously approved work, with the modification that a covering would be constructed over the rear patio and an 8-foot by 12-foot pool would be constructed in the side yard with a stone privacy fence installed in front to shield the pool from the right of way. In addition, a neighbor support letter signed by nearby property owners states that the requested improvements are reasonable and would not negatively impact neighboring properties or the character of the community.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

The subject property exhibits an unusual physical condition arising from the existing placement of the house near the rear portion of the lot. The house predates current standards and is positioned much farther to the rear than would be permitted today. Because the existing structure already occupies the portion of the lot that would ordinarily accommodate rear yard improvements, the buildable area for compliant additions and accessory features is constrained in a way not generally present on surrounding properties. This condition appears inherent to the developed site and was not created by the present application.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

The requested relief appears limited to facilitating modest residential improvements rather than intensifying the use of the property. The covered structure is proposed over an existing rear patio, and the pool is described as a small 8-foot by 12-foot plunge pool. The applicant states that the rear of the lot cannot accommodate a pool because the home extends toward the back of the property, and the pool area is proposed away from the street with a stone wall providing screening and safety. Based on the materials submitted, the request appears tied to the unusual site configuration and limited in scale.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

The proposed improvements are residential in nature and generally compatible with the use of the subject property and surrounding neighborhood context. The application materials state that the work is intended to maintain appropriate scale and appearance, avoid negative impacts on neighboring properties, and support continued residential use of the home. HPC has approved the related design, and the submitted neighbor support letter indicates affirmative support from nearby property owners who do not believe the improvements will negatively affect the area. Based on the current record, there may not be a material detriment to the public welfare or injury to nearby property

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

Strict application of the setback and yard placement requirements would create practical difficulty because the existing house placement limits the areas in which the applicants can reasonably locate the proposed covered patio improvement and side yard pool. The rear of the lot may not be able to accommodate a pool due to the location of the existing house and that the covered structure over the existing patio cannot be completed without setback relief.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

The spirit and purpose of the zoning ordinance are served when variance relief allows reasonable use of a residential property without undermining neighborhood character or established development patterns. The applicants seek modest improvements accessory to an existing single-family residence, not a change in use or a substantial intensification of development. The application materials emphasize compatibility with the surrounding neighborhood, and the HPC approval further supports the conclusion that the proposed improvements can be accommodated in a manner consistent with the historic district context.

FINAL STAFF ANALYSIS:

The subject property presents an unusual site condition based on the existing placement of the residence near the rear portion of the lot. The requested relief is tied to modest residential improvements consisting of a covered rear patio structure and a small side yard plunge pool. The record includes HPC approval for the related proposal and written support from neighboring property owners. On balance, staff finds that the application presents sufficient grounds for approval of the requested variance relief, subject to conditions ensuring consistency with the submitted plans and all other applicable approvals.

Staff Recommendation: Approval with conditions

Conditions:

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.
2. Any permit drawings submitted for review shall be substantially consistent with the site layout and improvements presented with this application, including the covered rear patio structure and the approximate 8-foot by 12-foot side yard plunge pool.

DeKalb County
GEORGIA

DeKalb County Department of Planning & Sustainability

178 Sams Street
Decatur, GA 30030

Phone: (404) 371-2155
dekalbcountyga.gov/planning

Lorraine Cochran-Johnson
Chief Executive Officer

Cedric Hudson
Interim Director

DeKalb County
GEORGIA

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

Applicant and/or Authorized Representative: Chris and Lane Carter

Mailing Address: 1320 Briardale Lane NE

City/State/Zip Code: Atlanta, GA 30306

Email: [redacted]

Telephone Home: [redacted] Business: [redacted]

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Chris and Lane Carter

Mailing Address: 1320 Briardale Lane NE Atlanta, GA 30306

Email: [redacted] Telephone: [redacted] Business: [redacted]

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1320 Briardale Lane City: Atlanta State: GA Zip: 30306

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: 18 054 03 017

Zoning Classification: _____ Commission District & Super District: _____

CHECK TYPE OF HEARING REQUESTED:

X VARIANCE (From Development Standards causing undue hardship upon owners of property.)

_____ SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)

_____ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.

Email plansustain@dekalbcountyga.gov with any questions.

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct. I hereby certify that I am the owner of the property subject to the application.

11/16/2025

DATE:

SIGNATURE: Lane Carter

12-28-25

Chris P. Carter

Chris and Lane Carter
1320 Briardale Lane
Atlanta, GA 30306
[redacted]

November 17, 2025

DeKalb County Planning & Sustainability Department
Zoning Division
1800 Century Boulevard, NE
Atlanta, GA 30345

RE: **Letter of Intent for Variance Requests**
Property Address: **1320 Briardale Lane, Atlanta, GA 30306**
Parcel ID: 18 054 03 017

To Whom It May Concern,

We respectfully submit this Letter of Intent in support of our application for three (3) variances related to planned improvements to our home.

Our house was built in 1927 and is positioned on the extreme rear of the lot…much further than current zoning standards allow. Because of this historic placement, any reasonable improvement to the rear or side of the home creates hardship and requires setback variances.

Variance Request #1 – Rear Setback reduced from 40' to 8'6" for Covered Patio structure
We request a variance to add a covered structure over our existing rear patio. This improvement will provide weather protection, enhance usability, while maintaining the architectural character of our historic home. Due to the home's placement close to the rear property line, this addition cannot be completed without a variance.

Variance Request #2 – Side Setback reduced from 8'6" to 6'6" for Covered Patio structure

Variance Request #3 – Approval for pool in the side yard.
We also request a variance to install a small 8' x 12' plunge pool in the side yard. The rear of the lot cannot accommodate a pool because the historic home extends to the back of the property. The proposed pool area sits far from the street, is modest in scale, and will not impact visibility from the public right-of-way. The pool area is also fully protected by a 36" tall stone wall for safety. (see attached image)

Justification for Variances

The variances are necessary due to the unique, nonconforming location of our historic home. Our goal is to make modest, reasonable improvements that remain consistent with the character of the house and surrounding neighborhood. These updates will:

- Improve functionality of the property
- Maintain an appropriate scale and appearance
- Avoid negative impacts on neighboring properties
- Support the preservation and continued use of a historic home

We appreciate the County's consideration of these requests and will gladly provide any additional information needed.

Respectfully,

[redacted]

EXISTING LOT COVERAGE:

HOUSE/SHED	= 2,054 S.F.
DRIVE	= 1,386 S.F.
FRONT SLT. WALKS/PATIO	= 520 S.F.
LEFT SIDE CONC.	= 367 S.F.
REAR SLATE PATIO & WALKS	= 952 S.F.
FIREWOOD STORAGE/WALLS/AC's	= 104 S.F.
TOTAL = 5,383/14,010 S.F. = 38.4%	

CLERK'S OFFICE: RECORDING INFORMATION ONLY

ABBREVIATIONS ~

ABL = ABELIA	HYD = HYDRANGEA
AUC = AUCUBA	ICV = IRRIGATION CONTROL VALVE
AHY = AMERICAN HOLLY	IMP = IMPATIENS
AZ = AZALEA	IPF = IRON PIN FOUND
BB = BARBERRY	JAS = JASMINE
BE = BEECH	JHY = JAPANESE HOLLY
BEG = BEGONIA	JM = JAPANESE MAPLE
BHY = BURFORD HOLLY	JUN = JUNIPER
BIR = BIRCH	LIR = LIRIOPE
BP = BRADFORD PEAR	LL = LAWN LIMITS
BW = BOXWOOD	MAG = MAGNOLIA
CAL = CALADIUM	MAP = MAPLE
CAM = CAMELLIA	NAN = NANDINA
CE = COTONEASTER	OGH = OREGON GRAPE HOLLY
CED = CEDAR	OLL = OTTOLUYKEN LAUREL
CHY = CHERRY	P = PINE
CH = CHINESE HOLLY	PHO = PHOTINIA
CHN = CHESTNUT	POP = POPLAR
CHO = CHESTNUT OAK	RHO = RHODODENDRON
CJ = CRYPTOMERIA JAPONICA	RO = RED OAK
CL = CHERRY LAUREL	RT = RED TIP
CO = CLEAN OUT	SG = SWEET GUM
CM = CRAPE MYRTLE	SP = SPRUCE
DG = DWARF GARDENIA	SPIG = SPIGOT
DS = DOWNSPOUT	SPK = SPRINKLER
DW = DOGWOOD	SW = SOURWOOD
EL = ELAEAGNUS	UDS = UNDERGROUND DOWNSPOUT
EM = ELECTRIC METER	UNK = UNKNOWN
ET = EXTERIOR THRESHOLD	VIN = VINCA
FF = FINISH FLOOR	VLIR = VARIEGATED LIRIOPE
FOR = FORSYTHIA	VP = VARIEGATED PRIVET
GE = GOLDEN EUONYMUS	VW = VENT WELL
GLF = GROUND LIGHT FIXTURE	WAO = WATER OAK
GM = GAS METER	WILO = WILLOW OAK
HB = HACKBERRY	WIL = WILLOW
HEM = HEMLOCK	WM = WATER METER
HIC = HICKORY	WO = WHITE OAK
HH = HELLERI HOLLY	WP = WHITE PINE
HOS = HOSTA	WW = WINDOW WELL
HLY = HOLLY	YI = YARD INLET

GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 14,459. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S5 & TSC5.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 96,401.

ALL I.P.'s ARE ½" REBARS, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13089C 0062 K, DATED AUGUST 15, 2019, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD DELTA 1 LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

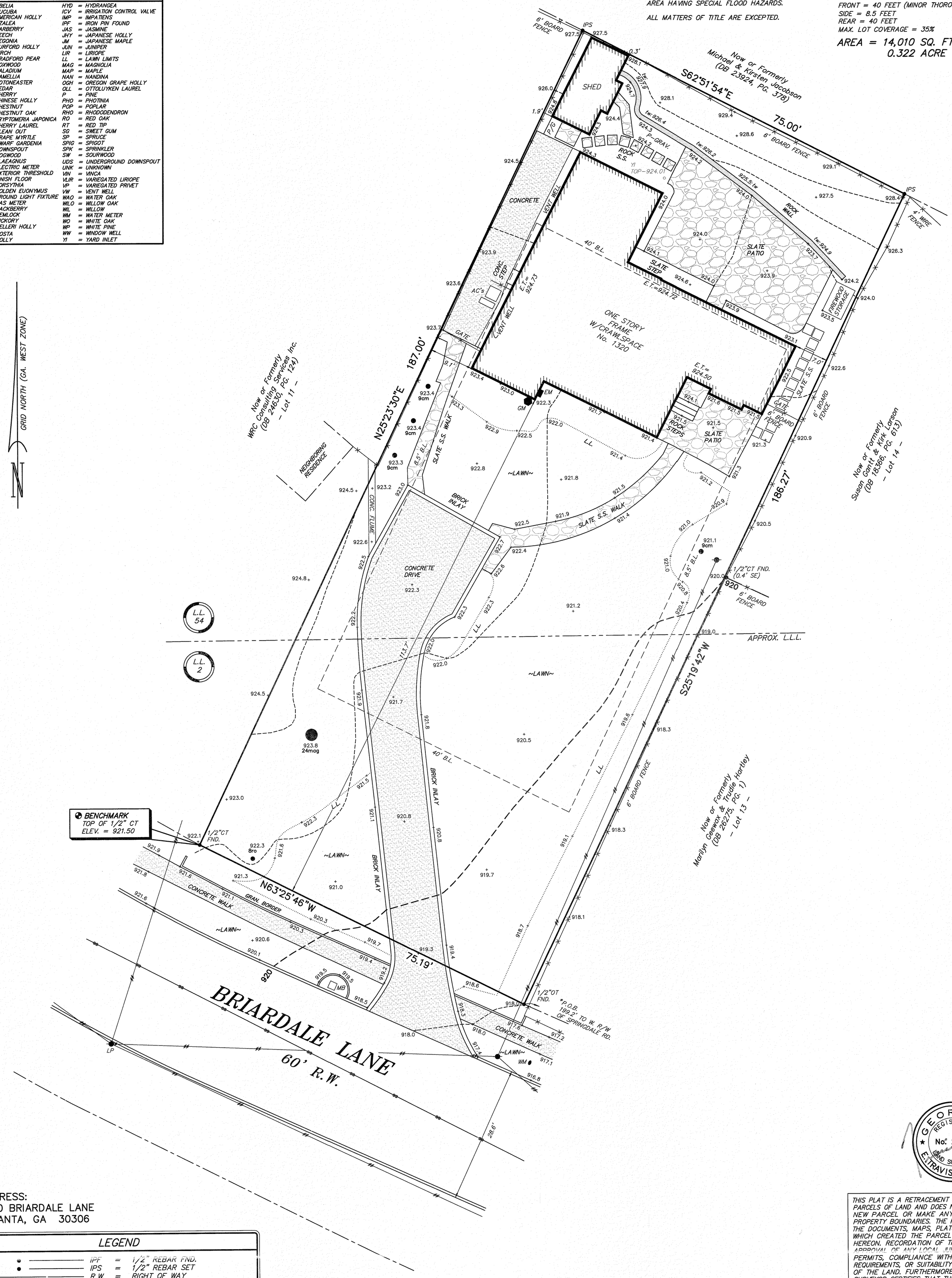
REFERENCE: DB 30033, PG. 521

* = PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.

THIS PROPERTY IS CURRENTLY ZONED R-85 PER THE DEKALB COUNTY G.I.S. DEPT.

SETBACKS:
FRONT = 40 FEET (MINOR THOROUGHFARE)
SIDE = 8.5 FEET
REAR = 40 FEET
MAX. LOT COVERAGE = 35%

AREA = 14,010 SQ. FT.
0.322 ACRE



ADDRESS:
1320 BRIARDALE LANE
ATLANTA, GA 30306

LEGEND

IPF	=	1/2" REBAR FND.
IPS	=	1/2" REBAR SET
R.W.	=	RIGHT OF WAY
SSE	=	SANITARY SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
L.L.L.	=	LAND LOT LINE
C.L.	=	CENTERLINE
CT	=	CRIMP TOP PIPE
OT	=	OPEN TOP PIPE
CMP	=	CORRUGATED METAL PIPE
RCP	=	REINFORCED CONCRETE PIPE
DI	=	DROP INLET
JB	=	JUNCTION BOX
MH	=	MANHOLE
CB	=	CATCH BASIN
BM	=	BENCHMARK
PP	=	POWER POLE
FH	=	FIRE HYDRANT
CMF	=	CONCRETE MONUMENT FND.
B.C.	=	BACK OF CURB
E.P.	=	EDGE OF PAVEMENT
FEN	=	FENCE
O.H.	=	OVERHEAD ELEC. SERVICE LINE
B.L.	=	BUILDING LINE
U.G.	=	UNDERGROUND POWER LINE
TX	=	TRANSFORMER

BOUNDARY & TOPOGRAPHIC SURVEY FOR

CHRIS & LANE CARTER

(BEING LOT 12, BLOCK "B", BRIARDALE LANE)
LOCATED IN LAND LOTS 2 & 54
18th DISTRICT
DEKALB COUNTY, GEORGIA
SEPTEMBER 8, 2022 1"=10'

10 5 0 10 20 30
SCALE IN FEET
CONTOUR INTERVAL = 2 FT.
VERTICAL DATUM IS APPROX. MEAN SEA LEVEL

GEORGIA REGISTERED No. 2950 LAND SURVEYOR E. TRAVIS DURHAM

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.

Travis Durham 9-26-22
E. TRAVIS DURHAM, GA. RLS No. 2950

JOB # 22-125	DRAWN BY: JE	FIELD CREW: JB,SJ
FIELD DATE: 9-08-22	PLAT PREPARED: 9-26-22	

DELTA 1 LAND SURVEYING, LLC
361 WESTCHESTER WAY
CANTON, GEORGIA 30115
PHONE: (770) 597-3533
(FIRM LICENSE No. LSF 001041)

CARTER RESIDENCE

1320 BRIARDALE LANE
ATLANTA, GEORGIA 30306

SCOPE OF WORK

THE PROJECT IS AN ADDITION TO THE FRONT OF AN EXISTING HOUSE. THE ADDITION CONSISTS OF A MASTER BEDROOM, BATHROOM, AND ENTRYWAY ON THE MAIN LEVEL AND AN ADDITIONAL BEDROOM ON THE SECOND LEVEL. THERE IS ALSO A PORCH ADDITION ON THE REAR OF THE HOUSE AND A POOL AND STONE WALL ON THE SIDE OF THE HOUSE.

DRAWING LIST

ARCHITECTURAL

T-1	TITLE SHEET
A1-0	SITE PLAN
A2-0	BASEMENT PLAN
A2-1	FIRST FLOOR PLAN
A2-2	SECOND FLOOR PLAN
A2-3	ROOF PLAN
A3-1	ELEVATIONS
A3-2	ELEVATIONS
AB-1	AS-BUILT PLANS
AB-2	AS-BUILT ELEVATIONS
AB-3	AS-BUILT ELEVATIONS

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY WORK INDICATED IN THE CONSTRUCTION DOCUMENTS THAT CANNOT BE PERFORMED IN ACCORDANCE WITH THE DOCUMENTS DUE TO EXISTING FIELD CONDITIONS.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL CLEARANCES, DIMENSIONS AND SIZES PRIOR TO ORDERING OR PURCHASING ASSEMBLIES OR FIXTURES FOR CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, & LOCAL BUILDING CODES, REGULATIONS AND RESTRICTIVE ORDINANCES FOR CONSTRUCTION.
4. THE GENERAL CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. CARE SHALL BE TAKEN TO PROTECT ALL UTILITIES WHICH W ARE TO REMAIN.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY CONSTRUCTION AND ALL STAGING, SCHEDULING, MATERIAL DELIVERIES AND OTHER ITEMS THAT AFFECT THE SEQUENCE OF CONSTRUCTION OR SCHEDULING THE CONSTRUCTION PROJECT.
6. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
7. THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER/GENERAL GUIDELINES FOR SOUND CONSTRUCTION OF THE STRUCTURE INDICATED WITHIN, DEVIATIONS FROM THESE DRAWINGS ARE AT THE BUILDERS RISK UNLESS APPROVED IN WRITING OR WITH SUPPLEMENTARY DRAWINGS FROM THE ARCHITECT.
8. IT IS REQUIRED THAT THE SERVICES OF A REGISTERED LAND SURVEYOR BE EMPLOYED FOR THE PROPER PLACEMENT OF THE STRUCTURE IN RELATION TO PROPERTY LINES, SETBACK LINES, EASEMENTS, ETC.
9. DIMENSIONS INDICATED ON DRAWINGS ARE TO FACE OF FOUNDATION OR FACE OF FRAMING, UNLESS OTHERWISE NOTED AS "FINISHED"
10. IT IS THE RESPONSIBILITY OF THE OWNER AND /OR THE CONTRACTOR TO CHECK THE STATE AND LOCAL BUILDING CODES, SUBDIVISION RESTRICTIONS AND HEALTH DEPARTMENT GUIDELINES AND ADHERE TO THEIR REQUIREMENTS.
11. ANY DISCREPANCIES CONTAINED WITHIN THESE DRAWINGS ARE TO BE IMMEDIATLELY REPORTED TO THE ARCHITECT
12. THE INFORMATION CONTAINED WITHIN THESE DOCUMENTS ARE ISSUEDTO SHOW DESIGN INTENT AND BASIC FRAMING DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY STANDARD CONSTRUCTION PRACTICES WHICH WILL PROVIDE A STRUCTURALLY SOUND AND WEATHERPROOF STRUCTURE.
13. ALL CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES AND STANDARD PRACTICES.
14. CONTRACTOR WILL FOLLOW ALL MANUFACTURERS' INSTALLATION INSTRUCTION AND SPECIFICATIONS
15. ALL WOOD FRAMING IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
16. ALL EFFORTS SHALL BE TAKEN TO ASSURE A "QUIET" FLOOR SYSTEM, (GLUE AND SCREW PLYWOOD DECKING TO JOISTS). PROVIDE CROSS BRACING AT JOISTS AS REQUIRED.
17. DIMENSIONS GIVEN AT EACH WINDOW ARE NOMINAL AND REFER TO SASH SIZES. CONTRACTOR TO REVIEW WINDOW ORDER WITH ARCHITECT TO CLARIFY DIMENSIONAL DIFFERENCES BETWEEN MANUFACTURER'S SIZES AND THOSE CALLED OUT ON DRAWINGS. CONTRACTOR TO MAKE REQUIRED ADJUSTMENT FOR ROUGH OPENING DIMENSION.
18. ALL SMOKE DETECTORS SHALL BE INSTALLED HARDWIRED WITH BATTERY BACKUP ON ALL FLOORS. COORDINATE LOCATION WITH CODE REQUIREMENTS AND OWNER.
19. PLUMBING AND MECHANICAL VENTS SHALL BE GROUPED TO MINIMIZE ROOF PENETRATIONS.
20. CONTRACTOR SHALL PROVIDE EXHAUST FANS VENTED TO THE OUTDOORS FOR EVERY TOILET AND PLACEMENT BY CODE.
21. THE BUILDING SITE SHALL BE KEPT CLEAN AND IN AN ORDERLY MANNER AT ALL TIMES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF DEBRIS IN A CONSISTENT AND LEGAL MANNER.
22. CONTRACTOR SHALL PROVIDE PORT-A-LET AND BE MAINTAINED PER CITY CODES.
23. GENERAL CONTRACTOR SHALL INSPECT ACTUAL SITE AND EXCAVATED CONDITIONS PRIOR TO STARTING CONSTRUCTION. GERNERAL CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ARCHITECT VERY OF ANY NON-TYPICAL CONDITIONS REGARDING SOILS, GROUND WATER, EXISTING STRUCTURAL CONDITIONS, OR ANY OTHER ISSUE, WHICH MAY REQUIRE ADDITIONAL OR SPECIAL ENGINEERING DESIGN.

CONTACT INFORMATION

ARCHITECT

GREG HARRELL
GREG HARRELL ARCHITECT LLC
15 FRANKLIN ST #188
AVONDALE ESTATES, GA 30002
404-509-3136
GREG@GREGHARRELLARCHITECT.COM

CLIENT

CHRIS AND LANE CARTER
CHRISANDLANECARTER@GMAIL.COM

AREA CALCULATIONS

EXISTING FIRST FLOOR CONDITIONED SPACE:	1811	S.F.
NEW FIRST FLOOR CONDITIONED SPACE:	613	S.F.
EXISTING SECOND FLOOR	617	S.F.
NEW SECOND FLOOR CONDITIONED SPACE:	606	S.F.
TOTAL CONDITIONED SPACE:	3647	S.F.
NEW BASEMENT CONDITIONED SPACE:	467	S.F.
REAR PORCH:	548	S.F.
REAR SHED	142	S.F.
TOTAL LOT AREA:	14010	S.F.
TOTAL IMPERVIOUS AREA: SEE SURVEY FOR BREAKDOWN	5085	S.F.

LOT COVERAGE
5085 SQ. FT/ 14010 SQ FT TOTAL LOT AREA = 36.3%

FAR CALCULATION:
3647 SQ. FT/ 14010 SQ FT TOTAL LOT AREA = 26.0%

WALL LEGEND

- 2 X 4 WOOD FRAME WALL
- 2 X 6 WOOD FRAME WALL
- STONE VENEER
- BRICK VENEER

APPLICABLE CODES

- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- NATIONAL ELECTRIC CODE, 2017 EDITION,
- INTERNATIONAL ENERGY CODE, 2015 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL FIRE CODE, 2018 EDITION WITH GEORGIA AMENDMENTS
- 2018 NFPA 101- LIFE SAFETY CODE WITH STATE AMENDMENTS
- GEORGIA ACCESSIBILITY CODES

GENERAL NOTES

LIFE SAFETY CODE LEGEND

- (E) EGRESS WINDOW - CLEAR OPENING: MIN. AREA 5.7 SF, MIN HEIGHT 24", MIN. WIDTH 20". MAX. SILL HEIGHT = 44" A.F.F.
- (SD) SMOKE/CARBON MONOXIDE DETECTOR - HARD WIRED
- (T) TEMPERED GLASS
- (F) EXHAUST FAN REQUIRED
- GFCI GROUND FAULT INTERRUPT REQUIRED
- AFCI ARC FAULT INTERRUPT REQUIRED

1 / T-1 PROPOSED FRONT ELEVATION
SCALE: 3/16"=1'-0"

ISSUED FOR REVEIW

REVISIONS
24 JAN 2024

CARTER RESIDENCE
1320 BRIARDALE LANE
ATLANTA, GA 30306

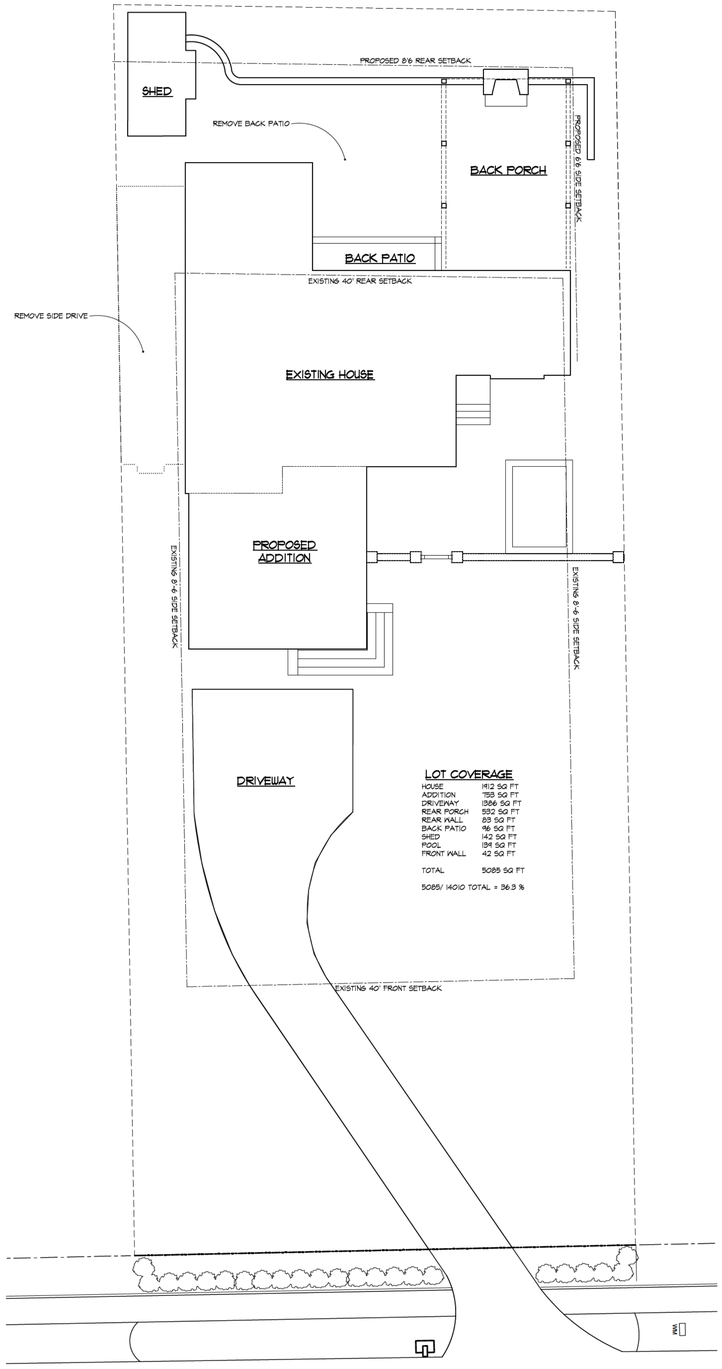
GREG HARRELL ARCHITECT, LLC
15 FRANKLIN STREET
AVONDALE ESTATES, GA 30002
TEL: 404.509.3136
GREG@GREGHARRELLARCHITECT.COM

These drawings are intended for the use by the specified owner and address listed on the corresponding titled sheets. These drawings are not to be used by any other owner or address. Do not reproduce without notification or permission from Greg Harrell Architect, LLC.

Contractor to field verify all dimensions and structural members. Framing members & diagrams are to be verified by licensed engineer or lumber dist/outer. Contractor is to immediately notify Greg Harrell Architect of any conflict between architectural drawings and existing field conditions.

Contractor must verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.

DATE: 09 SEPT 2025
DRAWN BY: GH
JOB: CARTER
SHEET: T-1

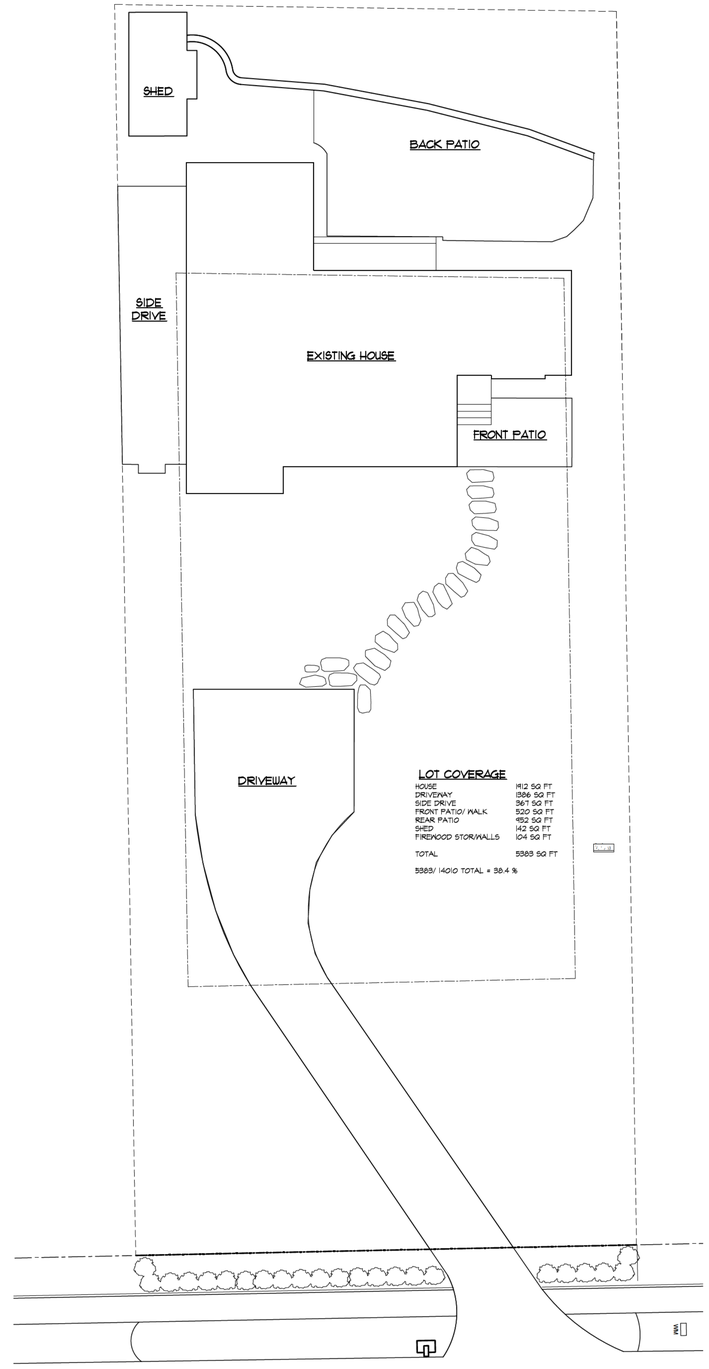


LOT COVERAGE

HOUSE	1112 SQ FT
ADDITION	758 SQ FT
DRIVEWAY	1386 SQ FT
REAR PORCH	532 SQ FT
REAR WALL	88 SQ FT
BACK PATIO	96 SQ FT
SHED	142 SQ FT
POOL	1311 SQ FT
FRONT WALL	42 SQ FT
TOTAL	5085 SQ FT

5085/ 14010 TOTAL = 36.3 %

2 A1-0 PROPOSED SITE PLAN
SCALE: 3/32"=1'-0"



LOT COVERAGE

HOUSE	1112 SQ FT
DRIVEWAY	1386 SQ FT
SIDE DRIVE	367 SQ FT
FRONT PATIO/ WALK	520 SQ FT
REAR PATIO	952 SQ FT
SHED	142 SQ FT
FIREWOOD STOR/WALLS	104 SQ FT
TOTAL	5383 SQ FT

5383/ 14010 TOTAL = 38.4 %

1 A1-0 EXISTING SITE PLAN
SCALE: 3/32"=1'-0"

ISSUED FOR REVIEW

REVISIONS
24 JAN 2024

CARTER RESIDENCE
1320 BRIARDALE LANE
ATLANTA, GA 30306

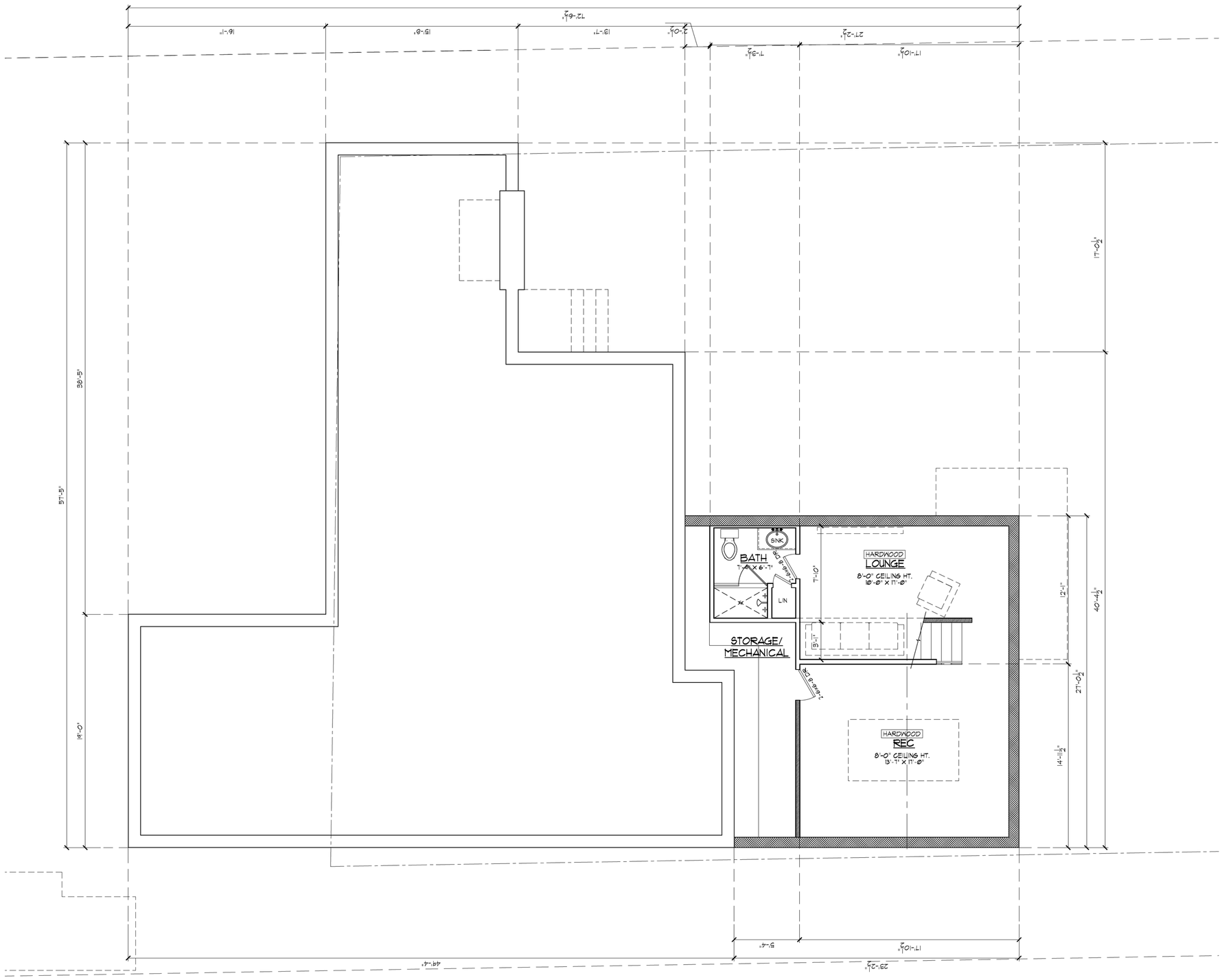
GREG HARRELL ARCHITECT, LLC
15 FRANKLIN STREET
AVONDALE ESTATES, GA 30002
TEL: 404.509.3136
GREG@GREGHARRELLARCHITECT.COM

These drawings are intended for the use by the specified owner and address listed on the corresponding titled sheets. Reproduction of these for use by any other owner or address, Do Not! reproduce without notification or permission from Greg Harrell Architect, LLC.

Contractor to field verify all dimensions and structural members. Framing members and sizes shown are to be verified by licensed engineer or lumber dealer. Contractor is to immediately notify architect if discrepancies exist between architectural drawings and existing field conditions.

Contractor must verify compliance with all applicable State and Federal building codes and regulations where the project is to be constructed.

DATE: 09 SEPT 2025
DRAWN BY: GH
JOB: CARTER
SHEET: A2-1



1 A2-0 PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

ISSUED FOR REVIEW

REVISIONS
24 JAN 2024

CARTER RESIDENCE
1320 BRIARDALE LANE
ATLANTA, GA 30306

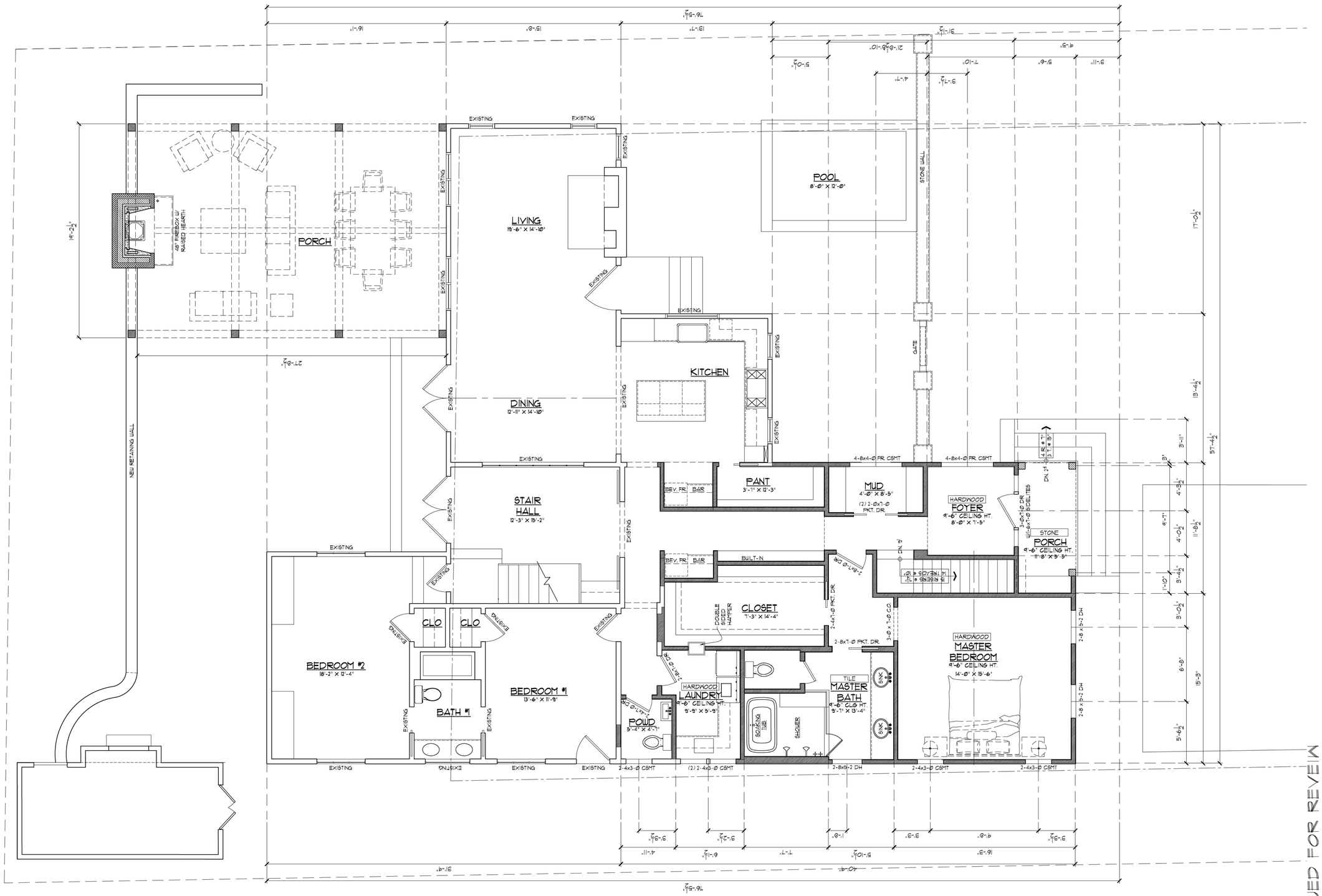
GREG HARRELL ARCHITECT, LLC
15 FRANKLIN STREET
AVONDALE ESTATES, GA 30002
TEL: 404.509.3136
GREG@GREGHARRELLARCHITECT.COM

These drawings are intended for the use by the specified owner and address listed on the corresponding titled sheets. Any other use or address, or use by any other owner or address, is not to reproduce without notification or permission from Greg Harrell Architect, LLC.

Contractor to field verify all dimensions and structural members. Framing members & diagrams are to be verified by structural engineer of record. Contractor is to immediately inform architect if discrepancies exist between architectural drawings and existing field conditions.

Contractor must verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.

DATE:	09 SEPT 2025
DRAWN BY:	GH
JOB:	CARTER
SHEET:	A2-0



1 A2-1 PROPOSED FIRST FLOOR PLAN

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

ISSUED FOR REVIEW

REVISIONS

24 JAN 2024

CARTER RESIDENCE
1320 BRIARDALE LANE
ATLANTA, GA 30306

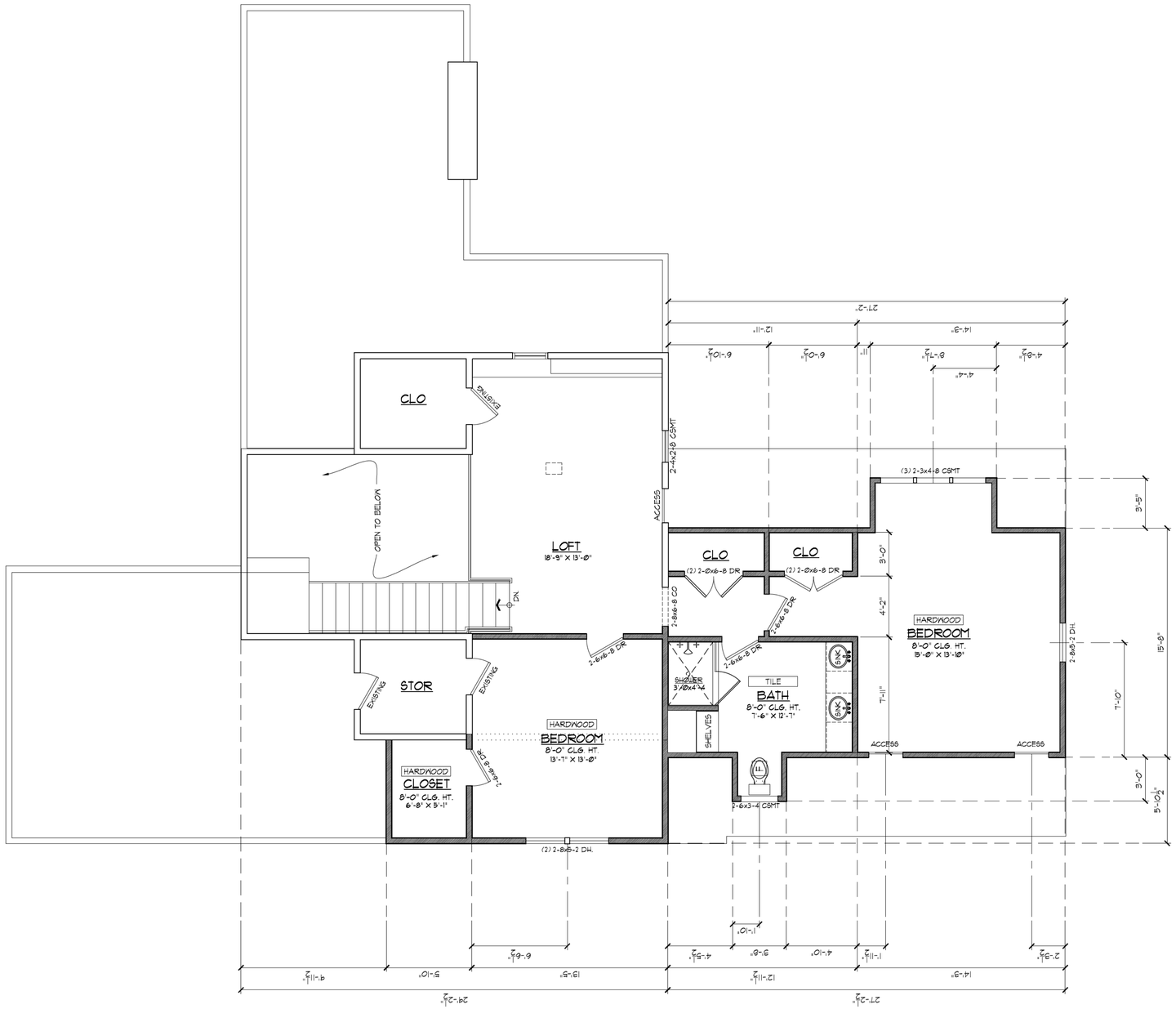
GREG HARRELL ARCHITECT, LLC
15 FRANKLIN STREET
AVONDALE ESTATES, GA 30002
TEL: 404.509.3136
GREG@GREGHARRELLARCHITECT.COM

These drawings are blanded for the use by the specified owner and address listed on the corresponding titled sheets. These drawings are not to be used by any other owner or address. Do not reproduce without notification or permission from Greg Harrell Architect, LLC.

Contractor to field verify all dimensions and structural members. Framing members & diagrams are to be verified by licensed engineer or lumber dist/truss. Contractor is to immediately notify Greg Harrell Architect of any conflicts between architectural drawings and existing field conditions.

Contractor must verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.

DATE:	09 SEPT 2025
DRAWN BY:	GH
JOB:	CARTER
SHEET:	A2-1



1 A2-2 PROPOSED 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

ISSUED FOR REVIEW

REVISIONS
24 JAN 2024

CARTER RESIDENCE
1320 BRIARDALE LANE
ATLANTA, GA 30306

GREG HARRELL ARCHITECT, LLC
15 FRANKLIN STREET
AVONDALE ESTATES, GA 30002
TEL: 404.509.3136
GREG@GREGHARRELLARCHITECT.COM

These drawings are intended for the use by the specified owner and address listed on the corresponding titled sheets. Any other owner or address, or use by any other owner or address, is not to reproduce without notification or permission from Greg Harrell Architect, LLC.

Contractor to field verify all dimensions and structural members. Framing members & diagrams are to be verified by contractor responsible for framing. Contractor is to immediately notify architect if discrepancies exist between architectural drawings and existing field conditions.

Contractor must verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.

DATE:
09 SEPT 2025
DRAWN BY:
GH
JOB:
CARTER
SHEET:
A2-2

1 A2-3 ROOF PLAN
SCALE: 1/4"=1'-0"

ISSUED FOR REVEIW

REVISIONS
24 JAN 2024

CARTER RESIDENCE
1320 BRIARDALE LANE
ATLANTA, GA 30306

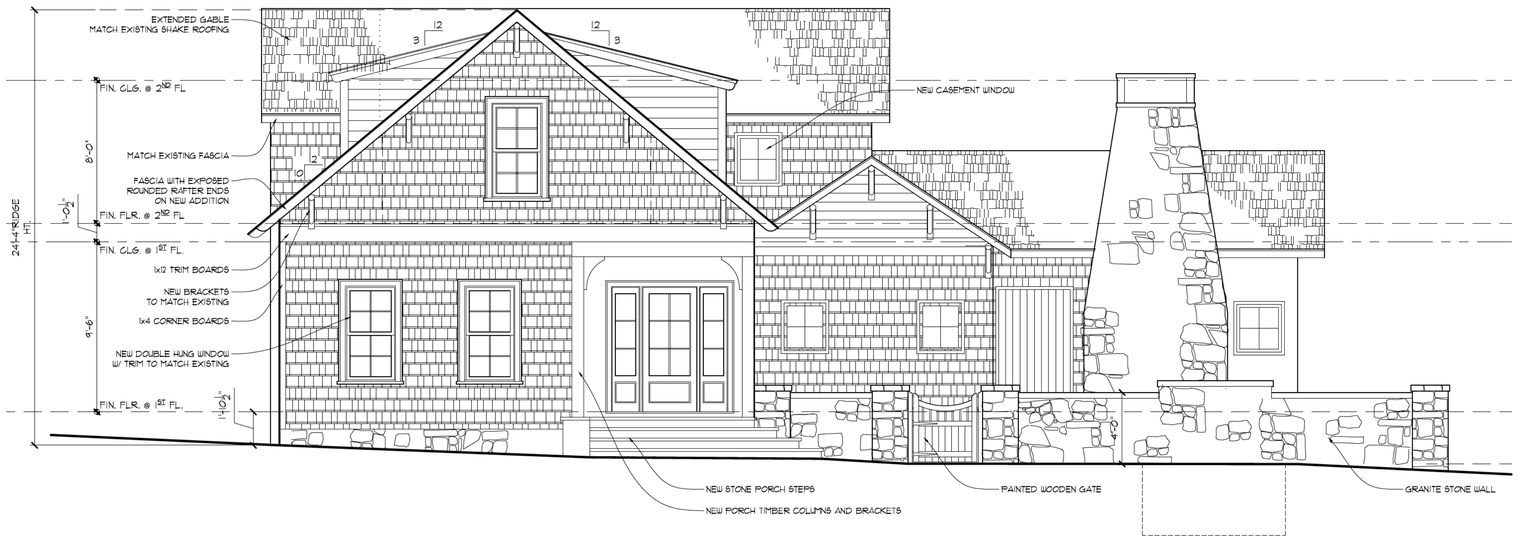
GREG HARRELL ARCHITECT, LLC
15 FRANKLIN STREET
AVONDALE ESTATES, GA 30002
TEL: 404.509.3136
GREG@GREGHARRELLARCHITECT.COM

These drawings are blanded for the use shown on the specific project listed on the corresponding titled sheets. These drawings are not to be used by any other owner or address. Do Not reproduce without notification or permission from Greg Harrell Architect, LLC.

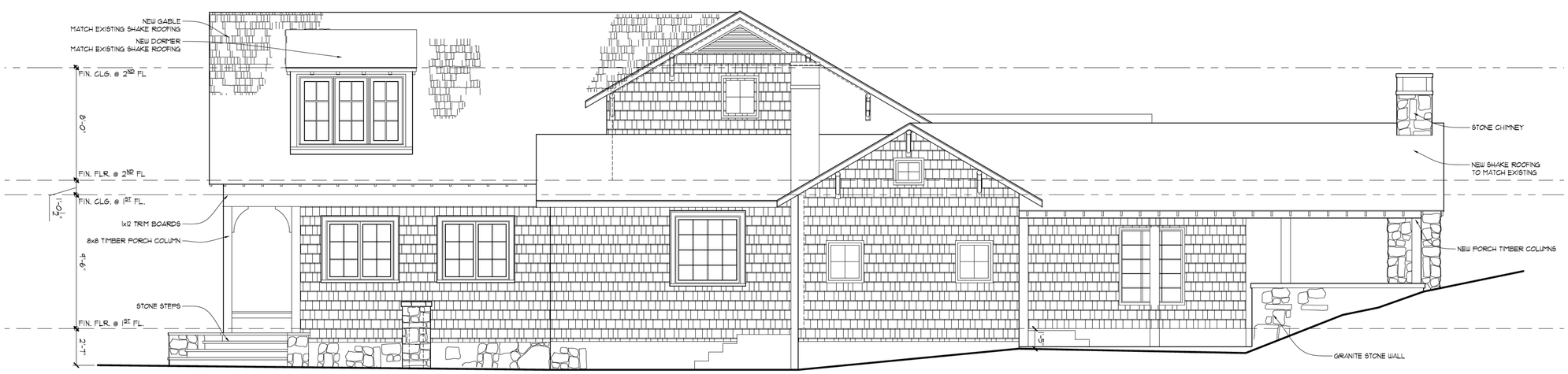
Contractor to field verify all dimensions and structural members. Existing members may need to be verified by a licensed engineer or lumber distributor. Contractor is to immediately notify architect if discrepancies exist between architectural drawings and existing field conditions.

Contractor must verify compliance with all local codes and related building codes and regulations where the project is to be constructed.

DATE:
09 SEPT 2025
DRAWN BY:
GH
JOB:
CARTER
SHEET:
A2-3



1 A3-1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 A3-1 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

ISSUED FOR REVIEW

REVISIONS
24 JAN 2024

CARTER RESIDENCE
1320 BRIARDALE LANE
ATLANTA, GA 30306

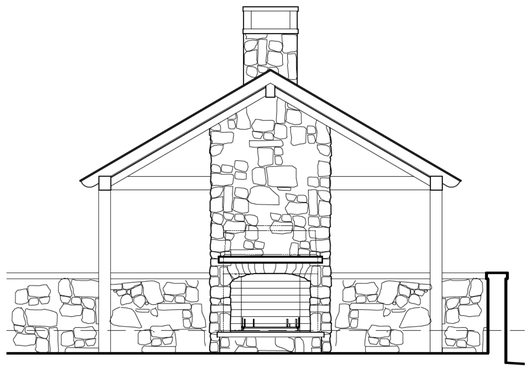
GREG HARRELL ARCHITECT, LLC
15 FRANKLIN STREET
AVONDALE ESTATES, GA 30002
TEL: 404.509.3136
GREG@GREGHARRELLARCHITECT.COM

These drawings are intended for the use by the specified owner and address listed on the corresponding titled sheets. Any other reuse or distribution, not by any other owner or address, is not to reproduce without notification or permission from Greg Harrell Architect, LLC.

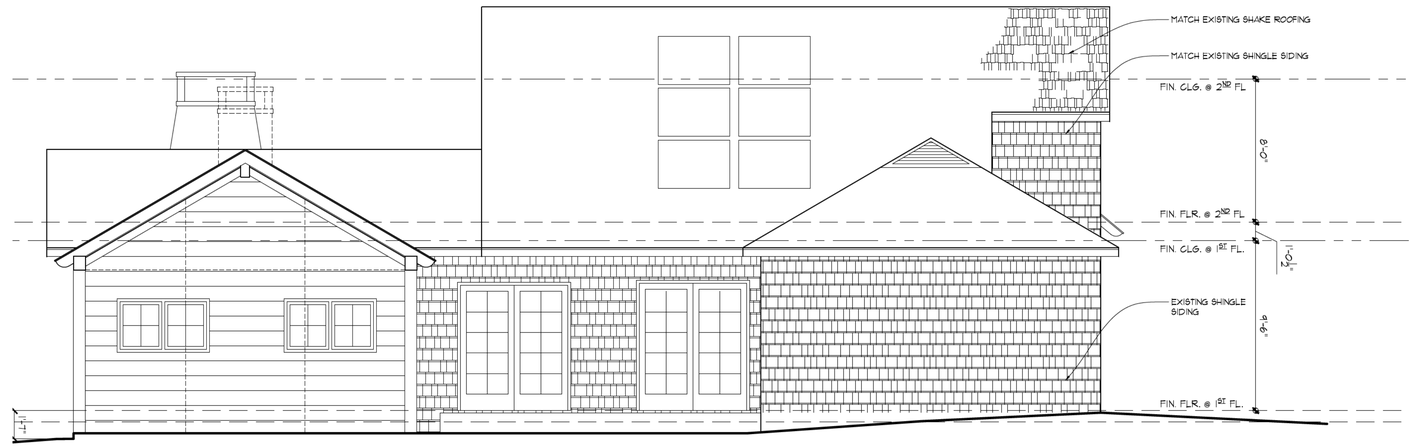
Contractor to field verify all dimensions and structural members. Framing members & diagrams are to be verified by contractor responsible for the structural tutor. Contractor is to immediately notify architect if discrepancies exist between architectural drawings and existing field conditions.

Contractor must verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.

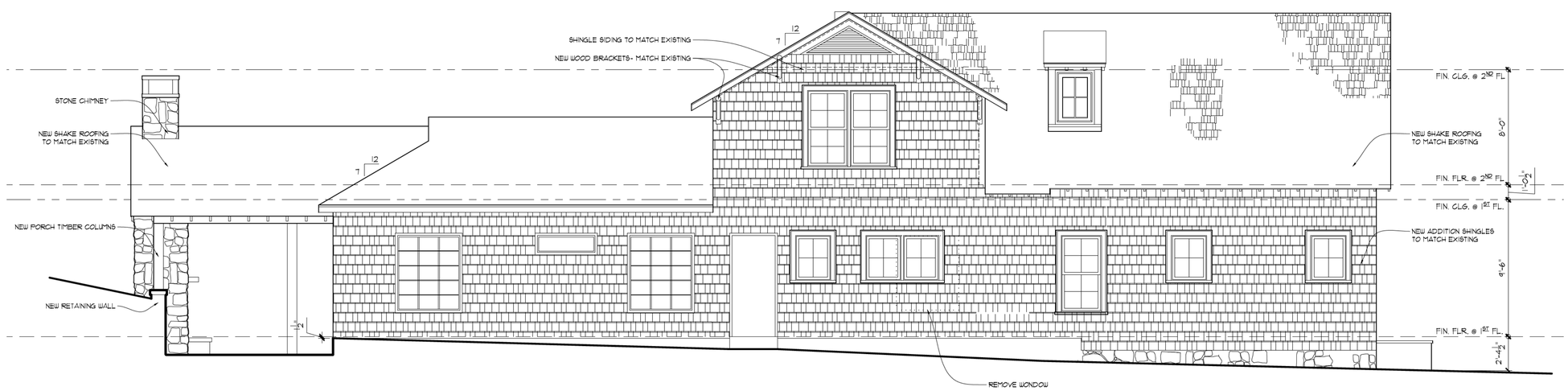
DATE:	09 SEPT 2025
DRAWN BY:	GH
JOB:	CARTER
SHEET:	A3-1



3 A3-2 PORCH INTERIOR ELEVATION
SCALE: 1/4"=1'-0"



2 A3-2 REAR ELEVATION/ SECTION
SCALE: 1/4"=1'-0"



1 A3-2 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

ISSUED FOR REVIEW

REVISIONS
24 JAN 2024

CARTER RESIDENCE
1320 BRIARDALE LANE
ATLANTA, GA 30306

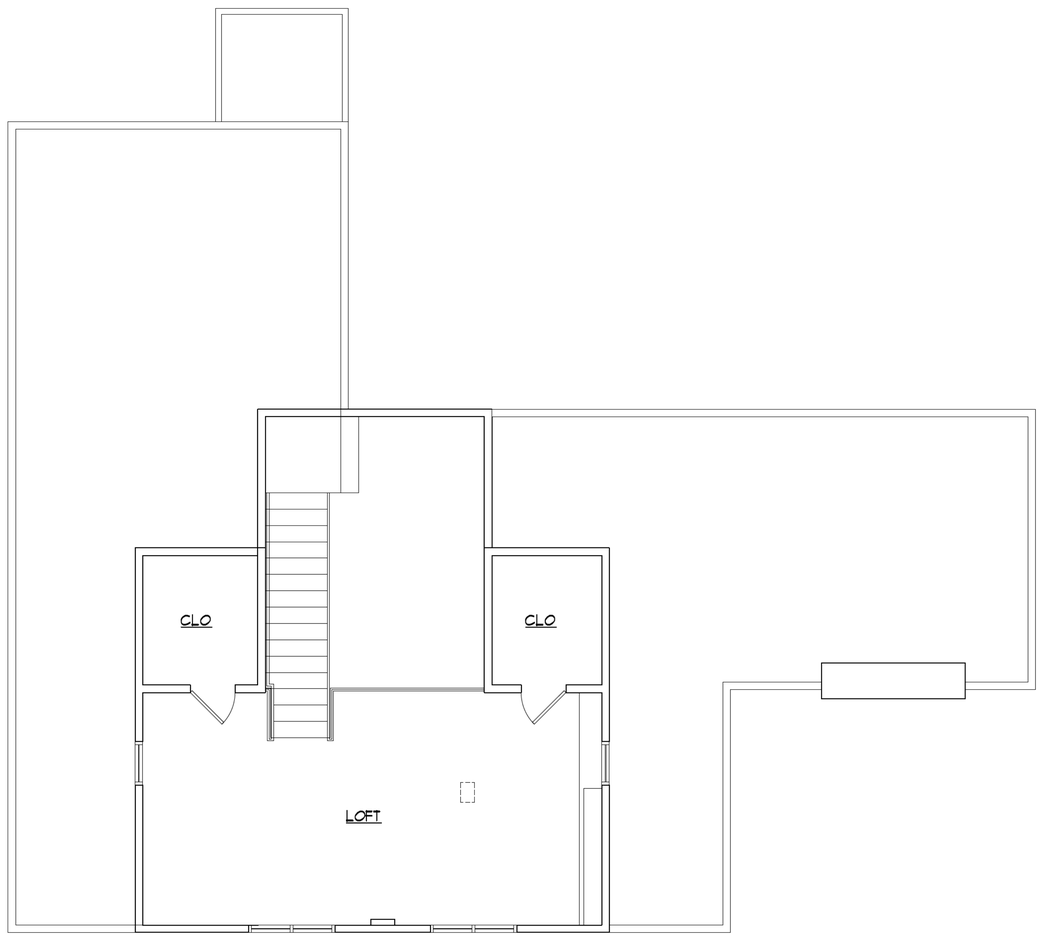
GREG HARRELL ARCHITECT, LLC
15 FRANKLIN STREET
AVONDALE ESTATES, GA 30002
TEL: 404.509.3136
GREG@GREGHARRELLARCHITECT.COM

These drawings are intended for the use by the specified owner and address listed on the corresponding titled sheets. Any other reuse or distribution by any other owner or address, is not to reproduce without notification or permission from Greg Harrell Architect, LLC.

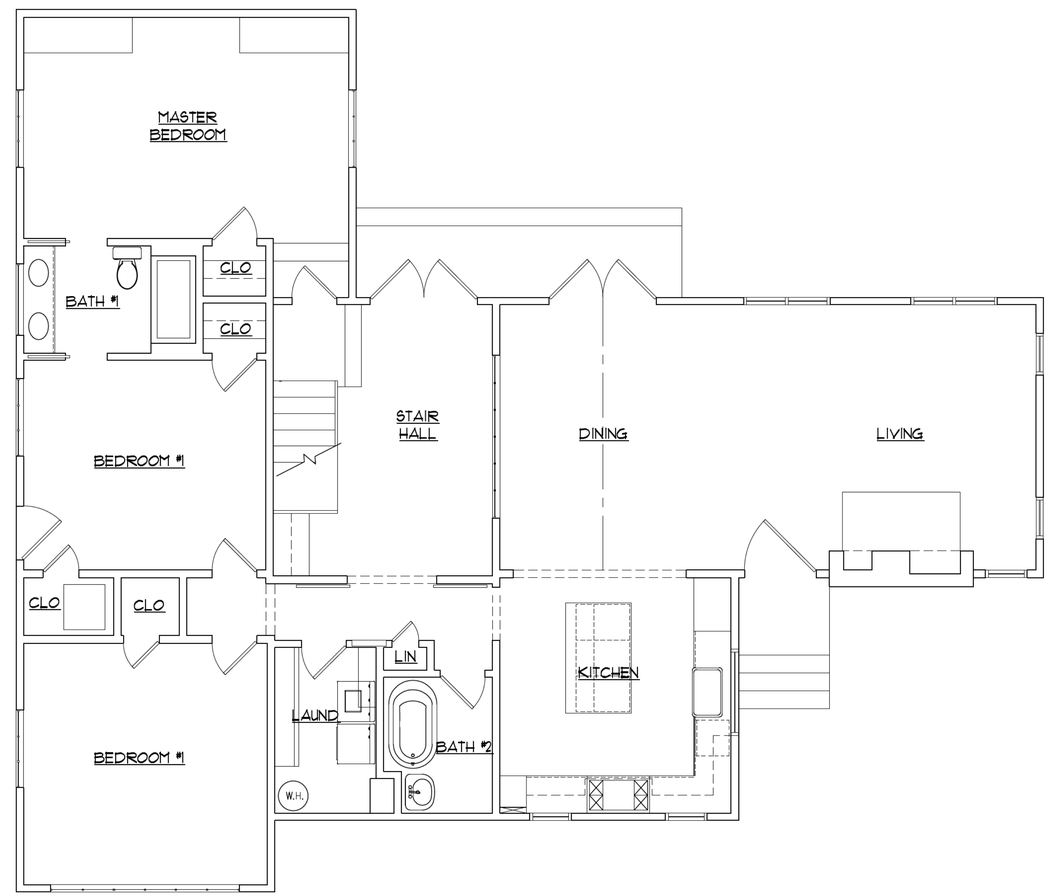
Contractor to field verify all dimensions and structural members. Framing members & diagrams are to be verified by structural engineer. Contractor to notify Contractor is to immediately notify architect if discrepancies exist between architectural drawings and existing field conditions.

Contractor must verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.

DATE:	09 SEPT 2025
DRAWN BY:	GH
JOB:	CARTER
SHEET:	A3-2



2 AB-1 AS-BUILT SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



1 AB-1 AS-BUILT 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"

ISSUED FOR REVIEW

REVISIONS
24 JAN 2024

CARTER RESIDENCE
1320 BRIARDALE LANE
ATLANTA, GA 30306

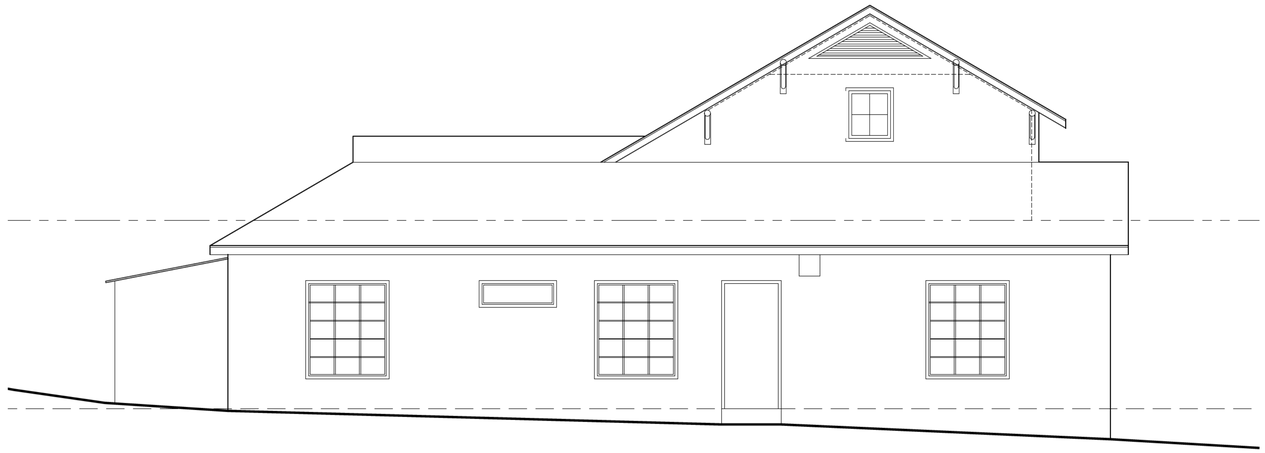
GREG HARRELL ARCHITECT, LLC
15 FRANKLIN STREET
AVONDALE ESTATES, GA 30002
TEL: 404.509.3136
GREG@GREGHARRELLARCHITECT.COM

These drawings are intended for the use by the specified owner and address listed on the corresponding titled sheets. Any reproduction of these plans by any other owner or address, in whole or in reproduce without notification or permission from Greg Harrell Architect, LLC.

Contractor to field verify all dimensions and structural members. Framing members & diagrams are to be verified by contractor prior to ordering stock. Contractor is to immediately inform architect if discrepancies exist between architectural drawings and existing field conditions.

Contractor must verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.

DATE:	09 SEPT 2025
DRAWN BY:	GH
JOB:	CARTER
SHEET:	AB-1



2 AB-2 AS-BUILT LEFT ELEVATION
SCALE: 1/4"=1'-0"

1 AB-2 AS-BUILT FRONT ELEVATION
SCALE: 1/4"=1'-0"

ISSUED FOR REVIEW

REVISIONS
24 JAN 2024

CARTER RESIDENCE
1320 BRIARDALE LANE
ATLANTA, GA 30306

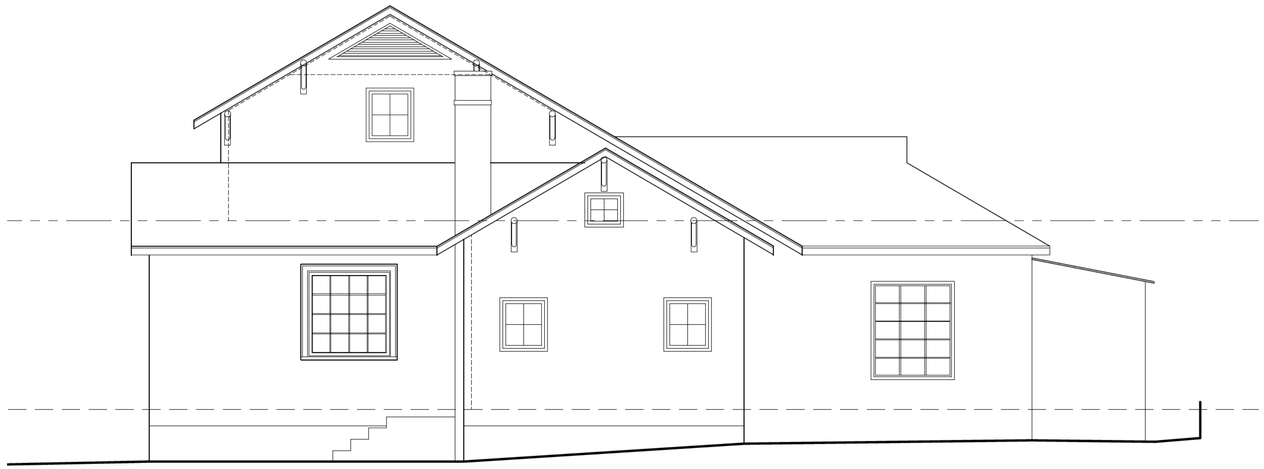
GREG HARRELL ARCHITECT, LLC
15 FRANKLIN STREET
AVONDALE ESTATES, GA 30002
TEL: 404.509.3136
GREG@GREGHARRELLARCHITECT.COM

These drawings are intended for the use by the specified owner and address listed on the corresponding titled sheets. Any other use, or use by any other owner or address, is not permitted without notification or permission from Greg Harrell Architect, LLC.

Contractor to field verify all dimensions and structural members. Framing members shown on plans may be modified by licensed engineer or timber stick builder. Contractor is to immediately notify architect if discrepancies exist between architectural drawings and existing field conditions.

Contractor must verify compliance with all applicable Federal building codes and regulations where the project is to be constructed.

DATE:
09 SEPT 2025
DRAWN BY:
GH
JOB:
CARTER
SHEET:
AB-2



2 AB-3 AS-BUILT RIGHT ELEVATION
SCALE: 1/4"=1'-0"

1 AB-3 AS-BUILT REAR ELEVATION
SCALE: 1/4"=1'-0"

ISSUED FOR REVIEW

REVISIONS
24 JAN 2024

CARTER RESIDENCE
1320 BRIARDALE LANE
ATLANTA, GA 30306

GREG HARRELL ARCHITECT, LLC
15 FRANKLIN STREET
AVONDALE ESTATES, GA 30002
TEL: 404.509.3136
GREG@GREGHARRELLARCHITECT.COM

These drawings are intended for the use by the specified owner and address listed on the corresponding titled sheets. Any other use or reproduction by any other owner or address, is not to reproduce without notification or permission from Greg Harrell Architect, LLC.

Contractor to field verify all dimensions and structural members. Framing members & diagrams are to be verified by contractor responsible for framing. Contractor is to immediately notify the architect if discrepancies exist between architectural drawings and existing field conditions.

Contractor must verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.

DATE:	09 SEPT 2025
DRAWN BY:	GH
JOB:	CARTER
SHEET:	AB-3

Decision of the DeKalb County Historic Preservation Commission

Name of Applicant: Chris and Lane Carter

Address of Property: 1320 Briardale Lane

Date(s) of hearing if any: November 17, 2025

Case Number: 1247861

☑ **Approved** ☐ **Denied** ☐ **Deferred**

Approval: The Historic Preservation Commission, having considered the submissions made on behalf of the applicant and all other matters presented to the Preservation Commission finds that the proposed change(s) will not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic district and hereby approves the issuance of a certificate of appropriateness.

Any conditions or modifications are shown below.

☑ Pursuant to Code of DeKalb County, § 13.5-8(3), the Preservation Commission has considered the historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement; texture and materials of the architectural features involved and the relationship of such texture and materials to the exterior architectural style; pertinent features of other properties in the immediate neighborhood, as prescribed generally by county code and specifically by the district design guidelines.

☐ This application relates to an existing building, pursuant to the authority granted to the Preservation Commission by Code of DeKalb County, § 13.5-8(3), the Preservation Commission has also used the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guideline for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings therein as guidelines. The Preservation Commission finds that all relevant guidelines have been met.

Additional pertinent factors:

Reapproval of a previously issued Certificate of Appropriateness to construct an addition on the front façade of a nonhistoric house. The plans that were previously approved are the same, with the modification that a covering will be constructed over the patio on the rear of the property and an 8'x12' pool is constructed in the side yard with a stone privacy fence installed in front to shield the pool from the Right of Way.

Application is approved with conditions or modifications ☐ /without conditions or modifications ☑

Conditions or modifications (if applicable):

_____
_____
_____
_____

Denial: The Preservation Commission has determined that the proposed material changes in appearance would have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district ☐ / or, the applicant has not provided sufficient information for the Preservation Commission to approve the application ☐. Specifically, the Preservation Commission finds as follows:

_____
_____
_____
_____

Deferral: The Preservation Commission has deferred action on this application for the following reasons:

_____
_____
_____
_____

The application will be re-heard by the Historic Preservation Commission at its meeting on

_____.

Date: 12/2/25

Signature: _____

Chair, DeKalb County
Historic Preservation Commission

Dekalb County Historic Preservation Commission

330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030
(404) 371-2155 or (404) 371-2813 (Fax)

Lorraine Cochran-Johnson
Chief Executive Officer

CERTIFICATE OF APPROPRIATENESS

December 04, 2025

Site Address:	1320 BRIARDALE LN ATLANTA, GA 30306-
Parcel ID:	18-054-03-017
Application Date:	November 04, 2025
Applicant:	Chris & Lane Carter
Mailing Address:	1320 Briardale Lane Northeast Atlanta, GA 30306

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON November 17, 2025, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: Approval

Reapproval of a previously issued Certificate of Appropriateness to construct an addition on the front façade of a nonhistoric house. The plans that were previously approved are the same, with the modification that a covering will be constructed over the patio on the rear of the property and an 8’x12’ pool is constructed in the side yard with a stone privacy fence installed in front to shield the pool from the Right of Way.

To Whom It May Concern,

We are neighbors of Chris and Lane Carter at 1320 Briardale Lane, and we are writing in support of their requested variances for planned improvements to their home.

We understand the Carters are seeking approval for:

1. A rear setback variance to add a covered structure over their existing back patio, and
2. A side setback variance to install a small 8' x 12' plunge pool.

Based on our knowledge of their property and the unique placement of their historic home, we believe these improvements are reasonable and will not negatively impact neighboring properties or the character of the community.

We support their efforts to maintain and improve their historic home and respectfully ask that their variance requests be approved.

Sincerely,

Anne Elzemeyer
1177 Springdale Rd
Anne Elzemeyer

Carolina Cordon
1319 Briardale Ln NE

MARILYN GEEWAX
1180 SPRINGDALE RD NE

Jane Ames
1265 Briardale
Jane Ames

KIRSTEN JACOBSON
1196 SPRINGDALE RD NE
ATLANTA GA 30306

KIRK LARSON
1184 SPRINGDALE RD
ATLANTA 30306
Kirk Larson