



DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

RECEIVED

Application for Certificate of Appropriateness

AUG 23 2018

Date Received:

Application No.:

Address of Subject Property:

1466 Briarcliff Rd NE, Atlanta GA 30306

Applicant:

Brian A. Leonard

E-Mail:

leonard.brian@gmail.com

Applicant Mailing Address:

1466 Briarcliff Rd NE
Atlanta, GA 30306

Applicant Phone(s):

404-918-5641

Fax:

404-371-4051

Applicant's relationship to the owner: Owner ☒

Architect: ☐

Contractor/Builder: ☐

Other: ☐

Owner(s):

SAME

E-Mail:

SAME

Owner(s) Mailing Address:

SAME

Owner(s) Telephone Number:

SAME

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1950 - 68 years

Nature of work (check all that apply):

- New construction ☐ Demolition ☐ Addition ☒ Moving a building ☐ Other building changes ☐
New accessory building ☐ Landscaping ☐ Fence/Wall ☐ Other environmental changes ☐
Sign installation or replacement ☐ Other ☐

Description of Work:

Addition of 515 sq/ft. of heated area to
be joined at rear of current structure
Addition will include Master Bed/Bath, Closet, laundry
space. See attachment for further details

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.

Signature of Applicant/Date
8/23/18

Revised 1/26/17

The purpose of our application:

We are seeking to add a 515 sq/ft heated addition to my home on 1466 Briarcliff Rd NE. The main structure of my home was completed in 1950 and is done in brick, in the minimalist/traditionalist style of architecture. (Fig 1)



Fig 1: Street View of 1466 Briarcliff Rd NE.

The property was renovated by the previous owners, who also modified the floor plan of the house from a 3br / 1ba to a 2br / 1ba by converting one of the existing bedrooms to a den/entertainment room, and converting the single car garage into a kitchen space. The previous kitchen area was converted into a laundry/office space. This area is where the new addition will be connected to the existing structure.

The proposed addition will add 515 square feet of floor plan to the existing space. The addition will encompass a master suite to include a master bedroom with closet, master bathroom with shower and bathtub, linen closet and increased laundry space. (Fig 2) The new structure will be attached to the existing house structure with Engineering and Architectural modifications and plans in compliance to meet or exceed the International Residential Code Counsel (IRCC) for one or two family dwelling, The Latest Edition.

Floor plan of the existing structure showing the layout of the Master Bedroom, Master Bath, Master Closet, Linen, and Laundry areas. The plan includes dimensions for rooms and overall sections, as well as door and window locations.

Rooms and Dimensions:

- MASTER BEDROOM:** 13'-0" wide, 15'-3 1/2" long. Features a TRAY CEILING and a DOUBLE 3068 FRENCH DR. (2'-6" wide).
- MASTER BATH:** 11'-2" wide, 16'-9" long. Includes a shower (28"-1" wide), a double vanity (24"-8" wide), and a linen closet (2'-11" wide).
- MASTER CLOSET:** 4'-0" wide, 6'-0" long.
- LAUNDRY:** 7'-10" wide, 4'-10" long. Includes a sink and a door.
- HALL:** 4'-0" wide, 16'-9" long. Includes a double door (2868) and a double door (3068).

Dimensions and Details:

- Overall width: 13'-0"
- Overall length: 15'-3 1/2"
- Door width: 28"-1"
- Shower width: 28"-1"
- Vanity width: 24"-8"
- Linen closet width: 2'-11"
- Master closet width: 4'-0"
- Master bedroom width: 13'-0"
- Master bedroom length: 15'-3 1/2"
- Hall width: 4'-0"
- Hall length: 16'-9"
- Laundry width: 7'-10"
- Laundry length: 4'-10"

Section Cut: 1-A-1

ELEVATION

SCALE: 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"

Details on Construction of New addition:

The addition will occur on the rear of the existing structure adjacent to the existing porch structure (Fig 3-5)

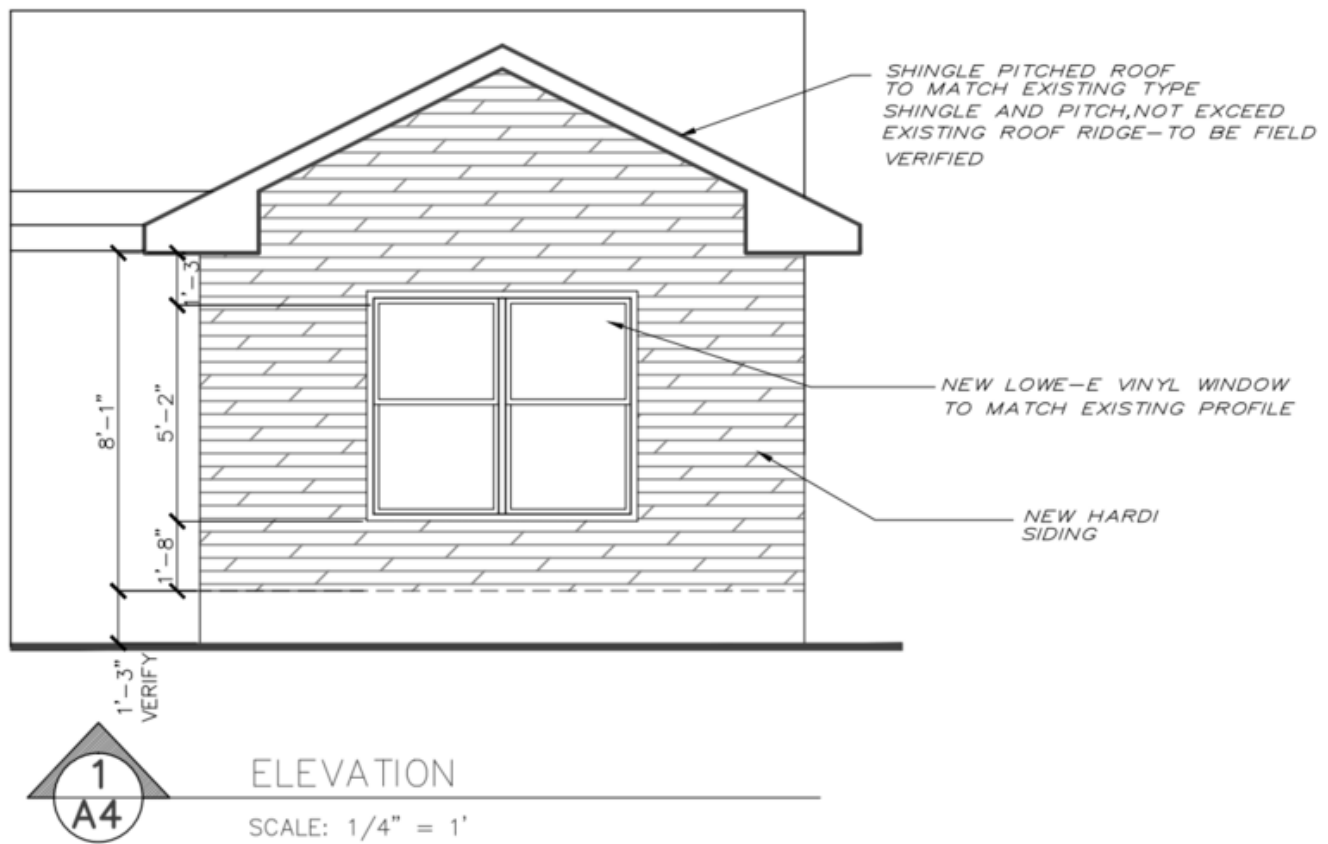
Fig 3 - Full view of rear of structure.



Fig 4 – Close up of area where addition will be constructed.



Fig 5 – Elevation view of proposed new structure.

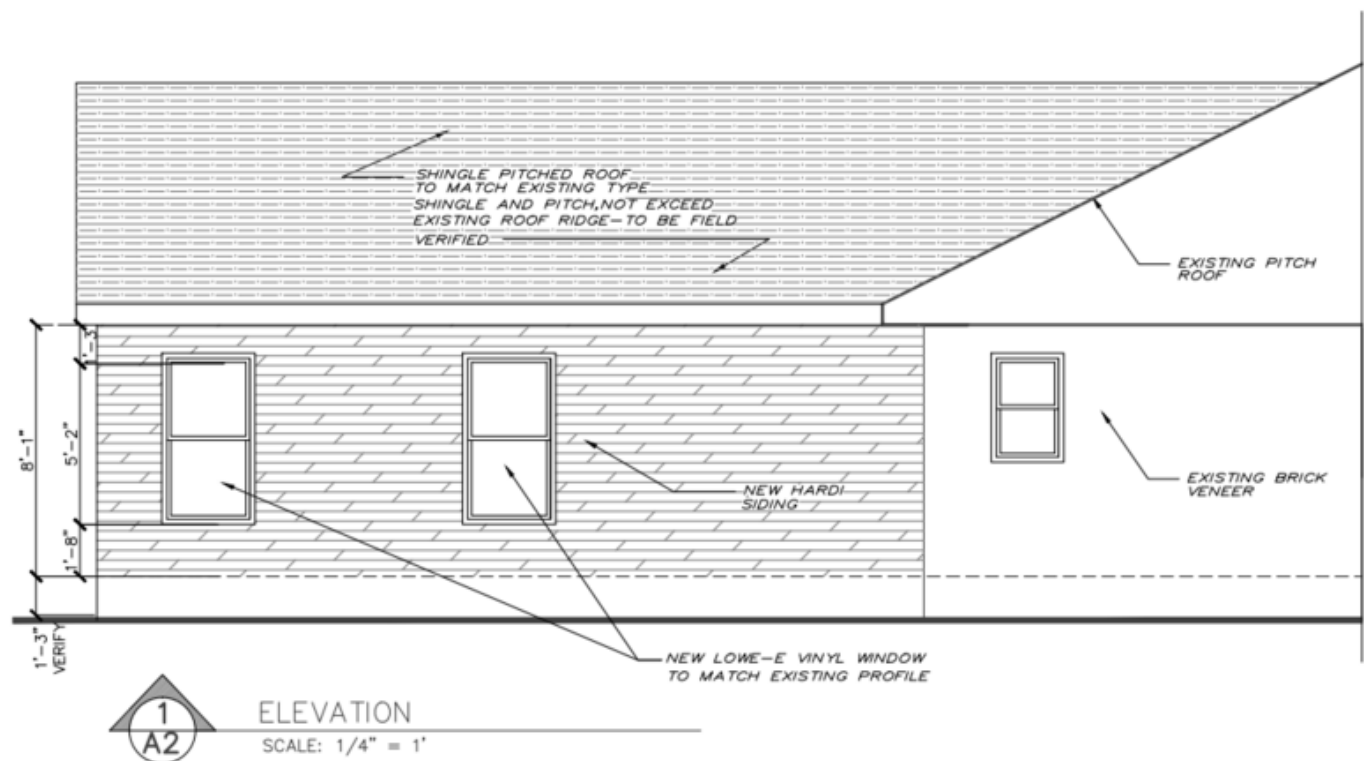


The new structure will attach to the existing house flush with the brick side near the area of the current fence line.

Fig 6 – Side view of current structure with roof pitch.



Fig 7 – Side view of proposed structure with roof pitch

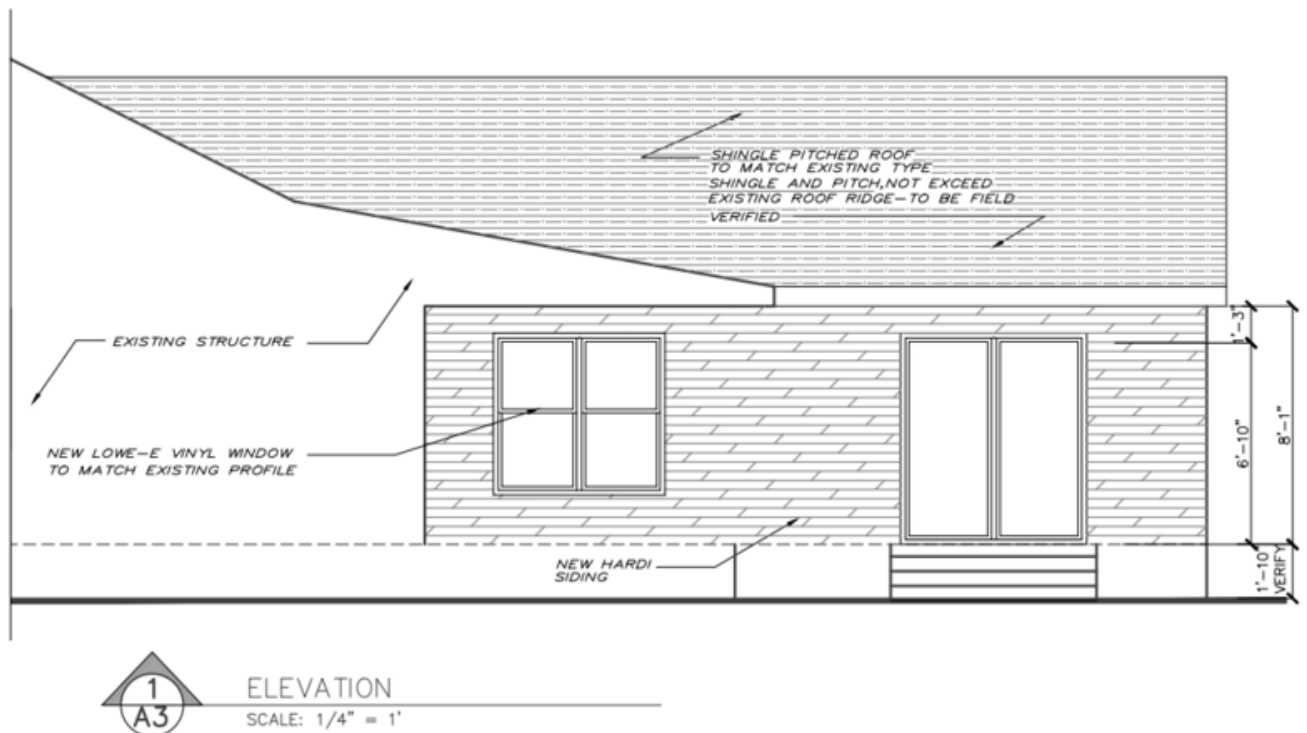


The new structure will attach adjacent to the current back porch structure.

Fig 8 – Side view of current porch structure and proposed build area

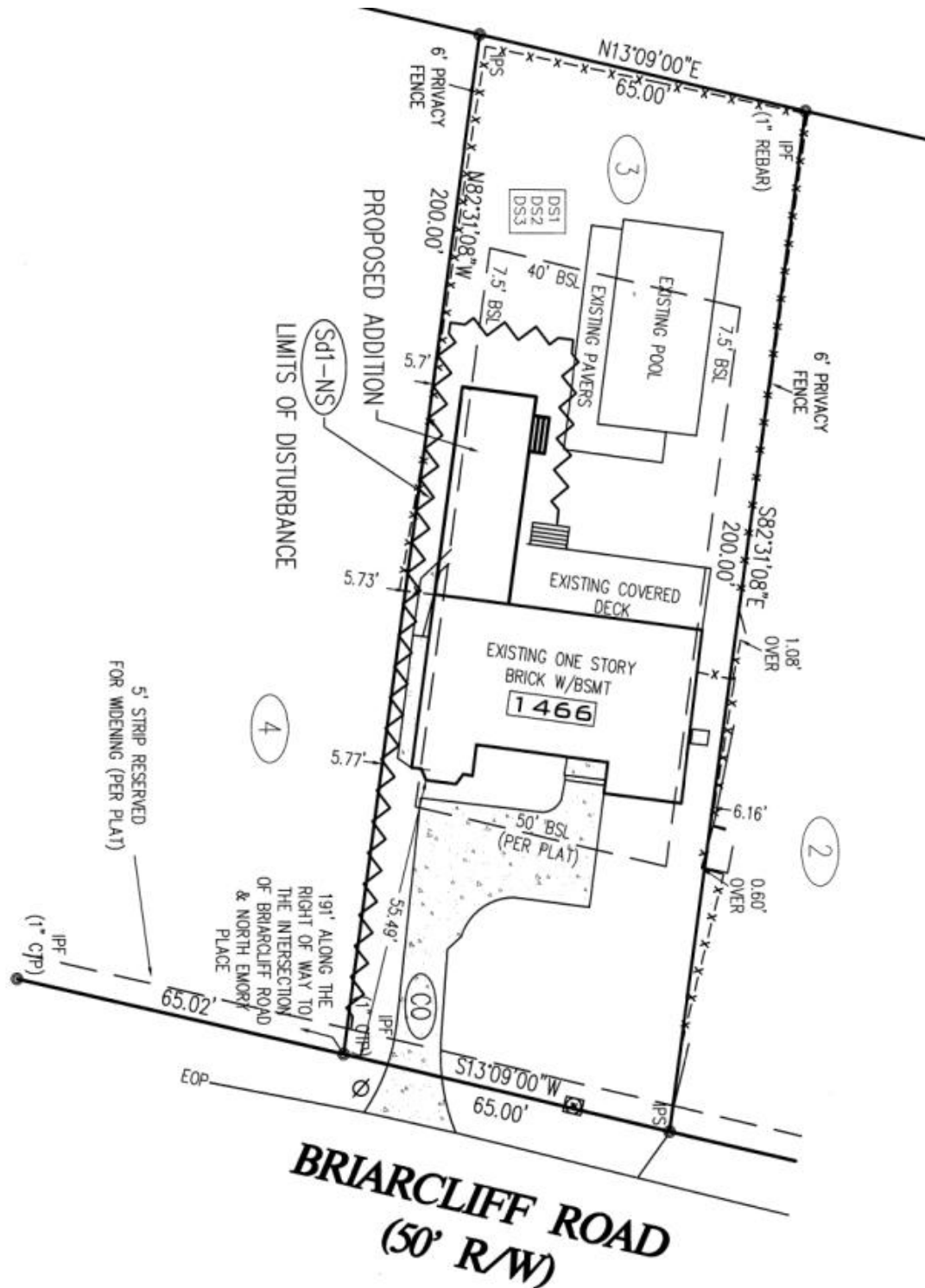


Fig 9 – Side view of proposed new structure with roof pitch



Orientation of Addition with Existing Structure:

Fig 10 provides an overview of the site plan which details the orientation/location of the addition on the existing structure and property. A larger copy of this site plan has been included with the application.



Windows Used on New Structure:

The type of Windows to be used for the new structure are Andersen 100 Series (or better) Single Hung Vinyl Windows with Low-E. The White Color to compliment the existing Windows will be used.

https://awwebcdnprcd.azureedge.net/-/media/andersenwindows/files/product-info-sheets/100s_single_hung_windows_ss_015_v10.pdf?modified=20180717195517

A copy of this PDF cut sheet has been included with the electronic materials.

Contact Information:

Home Owner:

Brian Alexander Leonard

1466 Briarcliff Rd NE

Atlanta, GA 30306

Cell: 404-918-5641 (preferred)

Home: 404-371-4051

Email: leonard.brian@gmail.com

Builders:

CAD – EXPRESS INC. CONSTRUCTION

471 Barnsdale dr., Marietta, Ga. 30068

Tel: (404) 543-8444 or (404) 557-8414

Fax: (770) 973- 7793 Email: kghiai@yahoo.com

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.

REFERENCE: PB 16 PG 139
DB 22446 PG 187

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0062J EFFECTIVE DATE MAY 16, 2013

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 22446 PG 187
PROPERTY OWNER AT TIME OF SURVEY: BRIAN A. LEONARD
PARCEL NUMBER: 18-054-01-018

WEST PROPERTY LINE IS BEARING BASIS FROM PB 16 PG 139

TOTAL AREA: 12,936 SQ FT, 0.297 AC
CALCULATED PLAT CLOSURE: 1:530,000,000

FIELD DATA:

DATE OF FIELD SURVEY 7-3-2018

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.016 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION

SITE PLAN OF

LOT 3, SUBDIVISION OF THE KUNIANSKY PROPERTY

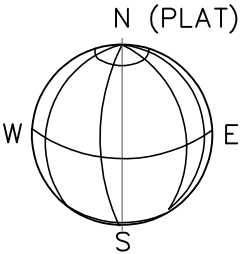
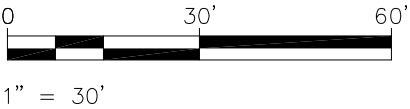
1466 BRIARCLIFF ROAD

DEKALB COUNTY, GEORGIA
LAND LOT 54, DIST 18
DATE: AUGUST 1, 2018

| IMPERVIOUS CALCULATIONS 1466 BRIARCLIFF ROAD |
|--|
| ZONING: R-75 |
| HOUSE = 1,647 S.F. |
| DRIVE = 1,045 S.F. |
| CONC. PADS = 235 S.F. |
| DECK = 465 S.F. |
| PAVERS = 341 S.F. |
| POOL = 774 S.F. |
| PROPOSED ADDITION = 611 S.F. |
| IMPERVIOUS TOTAL = 5,118 S.F. |

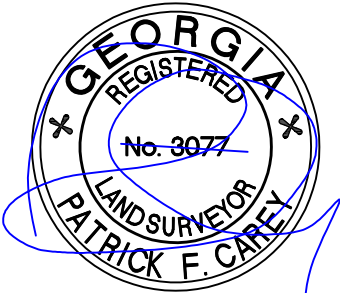
| LOT COVERAGE |
|----------------------------------|
| 5,118 S.F. / 12,936 S.F. = 39.6% |

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.



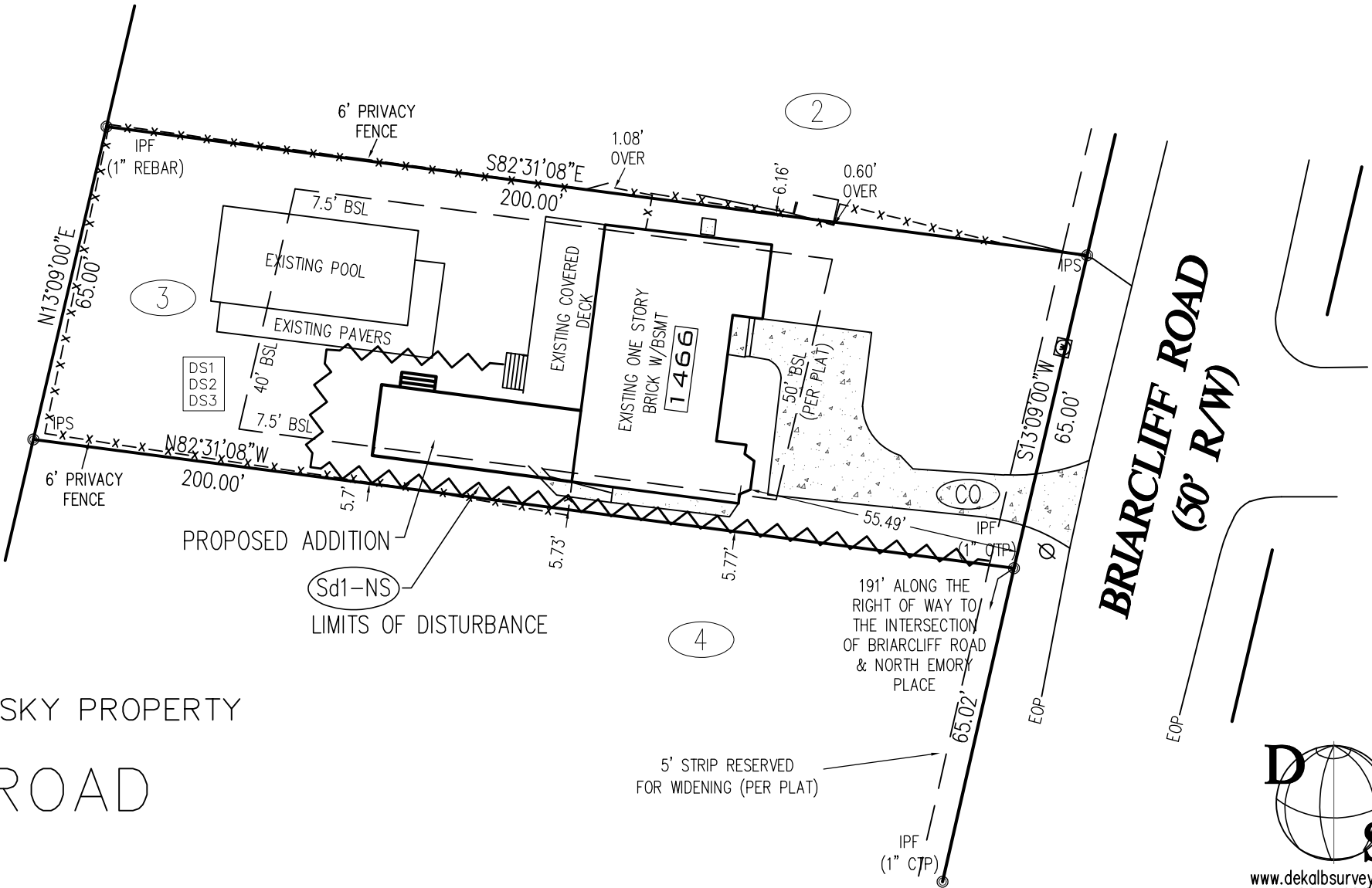
LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD

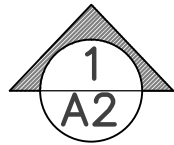
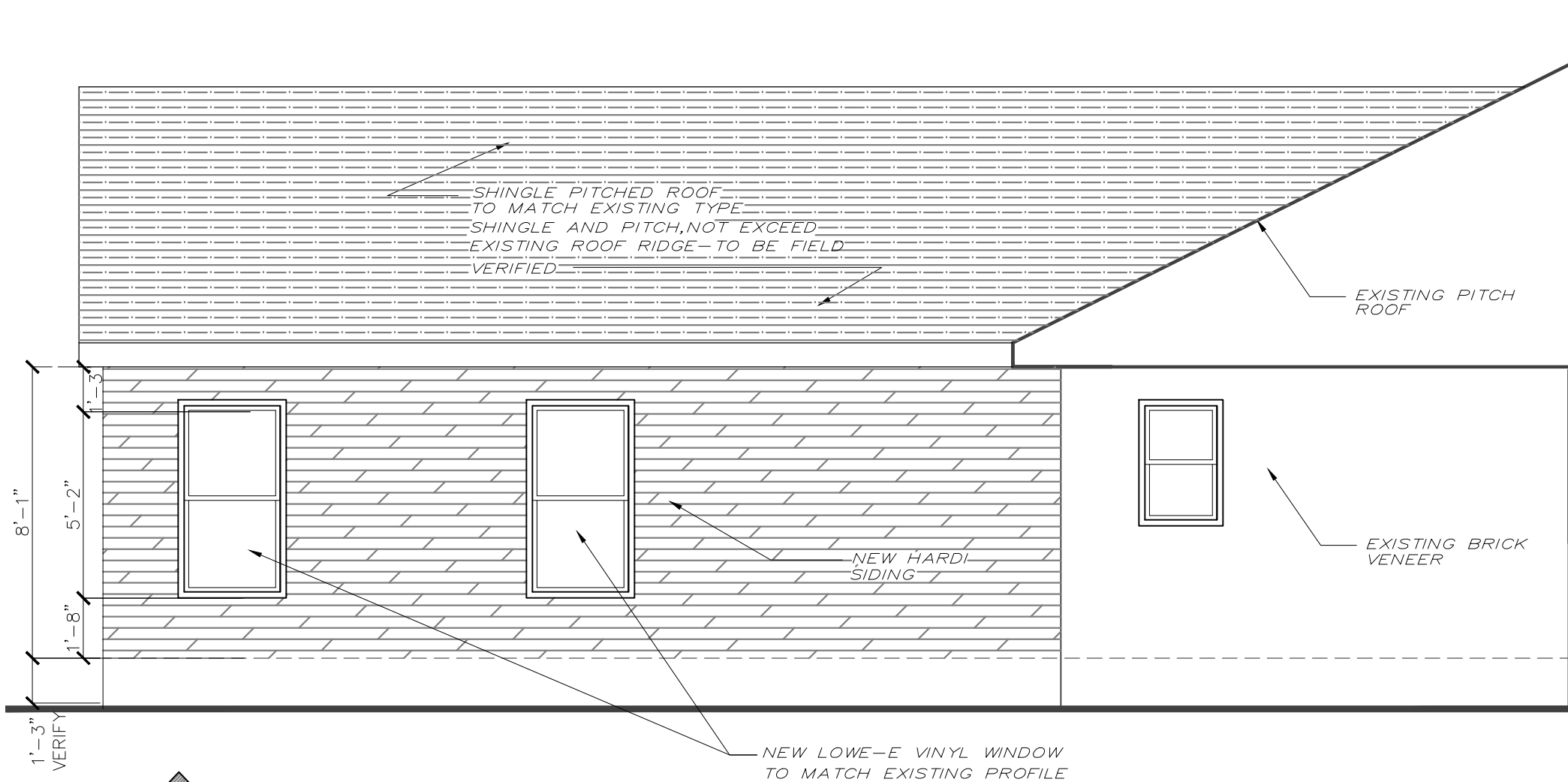


FOR
DEKALB SURVEYS, INC.
407 W. PONCE DE LEON
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

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www.dekalbsurveys.com
COA 1086



ELEVATION

SCALE: 1/4" = 1'

| REVISIONS | | |
|-----------|--------|------------------|
| NO | DATE | REMARKS/INITIALS |
| 1 | 8/9/17 | R-4 |
| | | |
| | | |



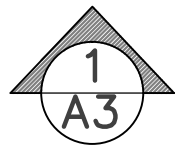
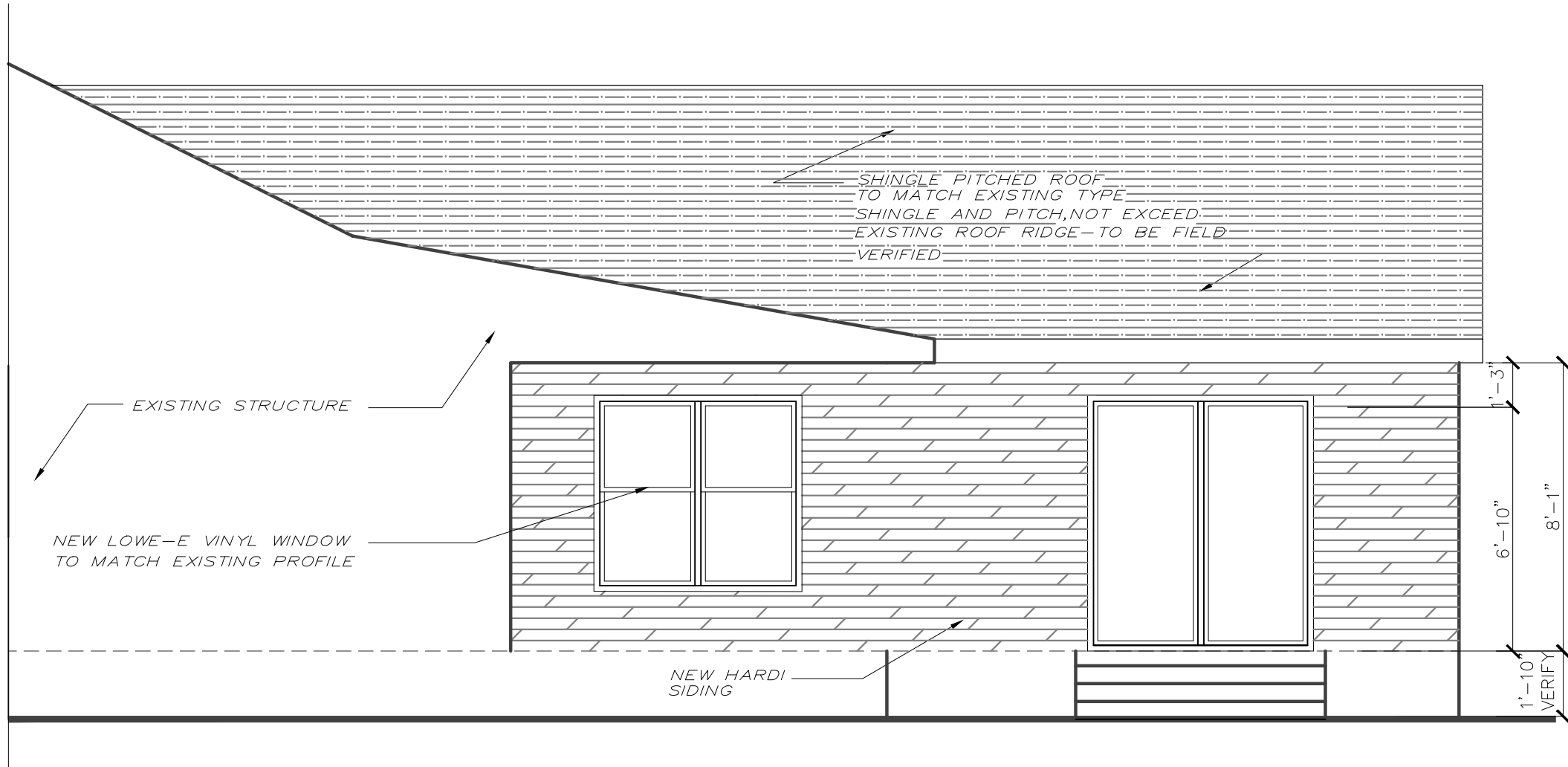
LEONARD RESIDENCE ADDITION
AT
1466 BRIARCLIFF RD., ATLANTA, GA 30306

CAD-EXPRESS INC.
471 BARNSDALE DR., NE
MARIETTA, GA 30068
TEL: 404.557.8414

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF THE CAD-EXPRESS-CONSTRUCTION COMPANY AND SHALL NOT BE USED IN ANY WAY WITHOUT THE PERMISSION OF THE CAD-EXPRESS CONSTRUCTION CO. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

SHEET TITLE
ELEVATION

| CHECKED BY JC | SHEET NUMBER |
|---|--------------|
| DATE 08/15/18 PROJECT NO. V337 | A-2 |



ELEVATION
SCALE: 1/4" = 1'

| REVISIONS | | |
|-----------|--------|-------------------|
| NO | DATE | REMARKS/REVISIONS |
| 1 | 8/9/17 | R-4 |
| | | |
| | | |

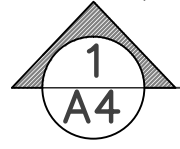
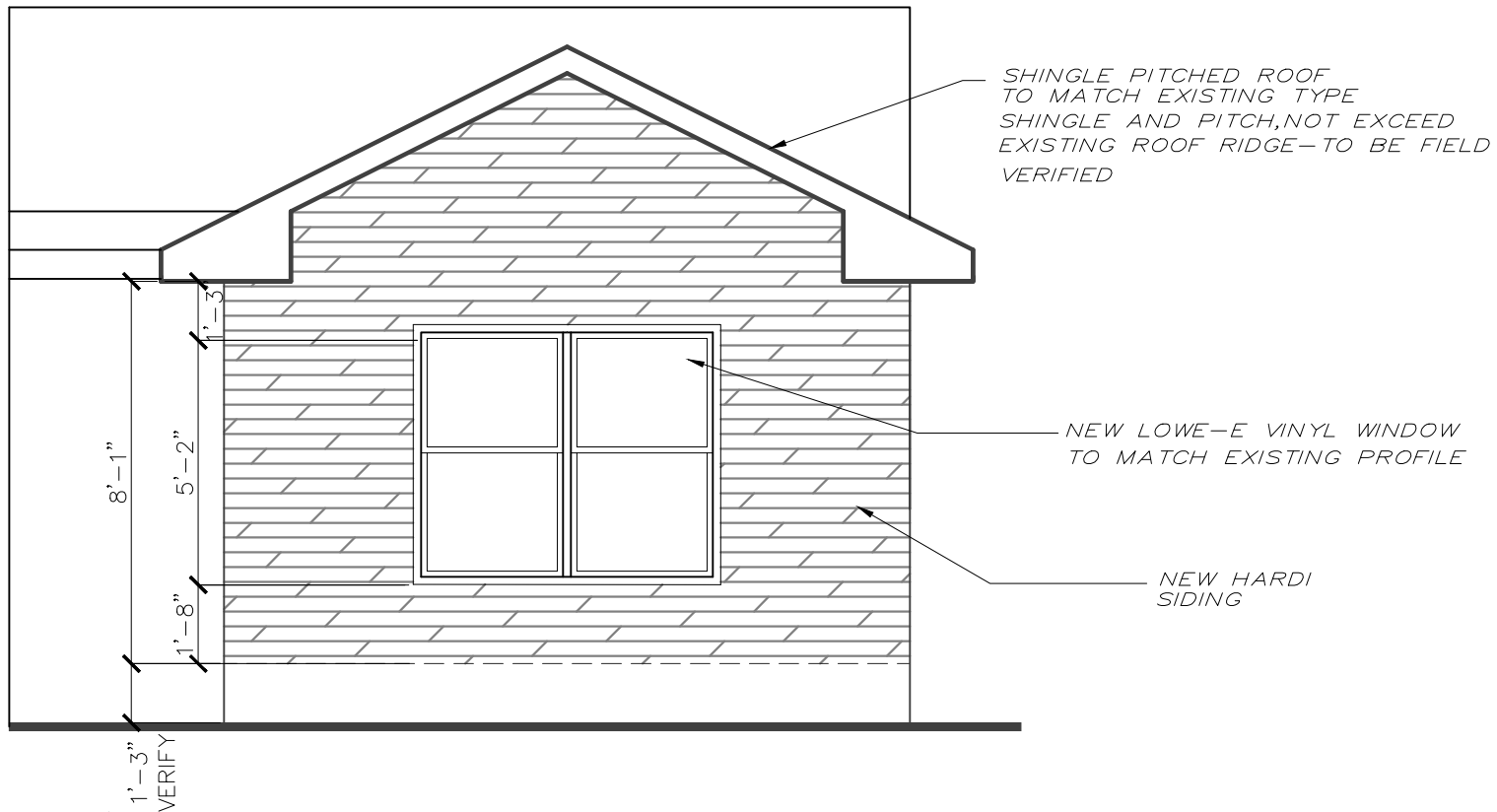


LEONARD RESIDENCE ADDITION
AT
1466 BRIARCLIFF RD., ATLANTA, GA 30306

CAD-EXPRESS INC.
471 BARNSDALE DR., NE
MARIETTA, GA 30068
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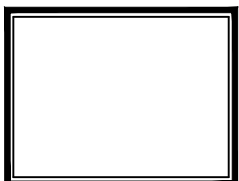
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| SHEET TITLE | |
|------------------|----------------------------|
| ELEVATION | |
| CHECKED BY JC | SHEET NUMBER A-3 |
| DATE 08/15/18 | PROJECT NO. V337 |



ELEVATION
SCALE: 1/4" = 1'

| REVISIONS | | |
|-----------|--------|-----------------|
| NO | DATE | REMARKS/DETAILS |
| 1 | 8/9/17 | R-4 |
| | | |
| | | |
| | | |

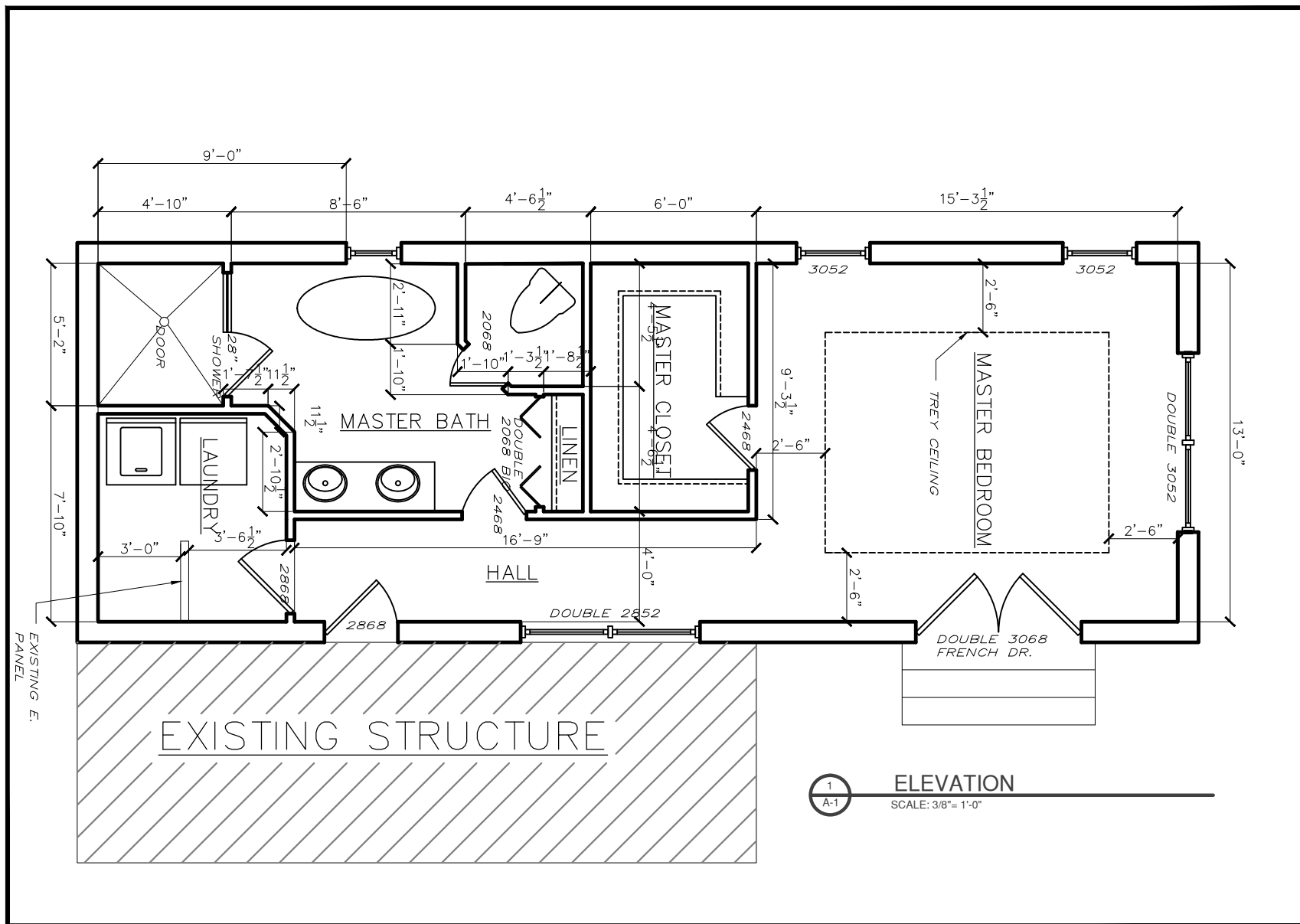


LEONARD RESIDENCE ADDITION
AT
1466 BRIARCLIFF RD., ATLANTA, GA 30306

CAD-EXPRESS INC.
471 BARNSDALE DR., NE
MARIETTA, GA 30068
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| SHEET TITLE | |
|------------------|---------------------|
| ELEVATION | |
| CHECKED BY JC | SHEET NUMBER A-4 |
| DATE 08/15/18 | PROJECT NO. V337 |



1
A-1

ELEVATION
SCALE: 3/8" = 1'-0"

| REVISIONS | | |
|-----------|-------------|----------|
| NO. | DESCRIPTION | DATE |
| 1 | ISSUE | 06/05/16 |

SEAL

LEONARD RESIDENCE ADDITION
AT
1466 BRIARCLIFF RD., ATLANTA, GA 30306

CAD-EXPRESS INC.
471 BARNSDALE DR., NE
MARIETTA, GA 30068
TEL: 404.557.8414

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SHEET TITLE
FLOOR PLAN

CREATED BY
JC

DATE
06/05/16

PROJECT NAME
LEONARD RESIDENCE ADDITION

SHEET NUMBER
A-1