

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: 3/2/2018 Application No.: \_\_\_\_\_

Address of Subject Property: 1754 Vickers Circle, Decatur, ga 30030

Applicant: Renewal Design Build/Heather Shust E-Mail: heather@renewaldesignbuild.com

Applicant Mailing Address: 124 S. Columbia Drive, Decatur, GA 30030

Applicant Phone(s): 404-378-6962 Fax: \_\_\_\_\_

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

Owner(s): Melinda Higgins E-Mail: melinda.higgins@emory.edu  
Roger Higgins E-Mail: roger.higgins@oit.gatech.edu

Owner(s) Mailing Address: 1754 Vickers Circle, Decatur, GA 30030

Owner(s) Telephone Number: 404-434-1785

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1959


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:

Homeowner wishes to add a small addition to back of house to enlarge master suite and add screen porch.

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

Revised 1/26/17

**PROPOSED REAR ADDITION FOR CONSIDERATION  
BY THE DEKALB COUNTY COA / HISTORIC PRESERVATION COMMISSION**

1754 Vickers Circle, Decatur GA 30030

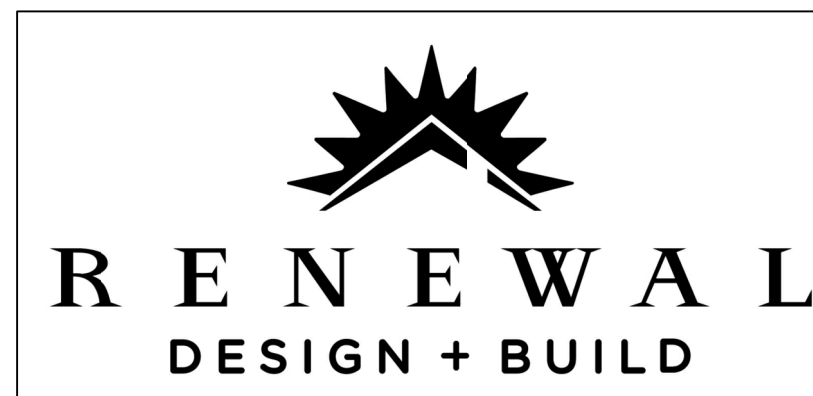
**DESCRIPTION:**

Proposed rear addition will extend conditioned space and add covered, unconditioned space at new Screen Porch and uncovered, unconditioned space at new Deck. Addition to be built on piers with concrete pad poured below to tie into existing day-lighted basement door. All Ares of covered addition to fall under a single Hip Roof. Interior layout alterations will require New French doors and one (1) window at the back of the home (under the Screen Porch roofline) and two (2) new windows at West side of home. All new doors and windows to match closely to those on existing home.

DEKALB COUNTY  
COA / HISTORIC / COA / HISTORIC DRAWINGS

Designer: Whitney Jones

Higgins Residence  
1754 Vickers Circle  
Decatur, GA 30030



DRAWING INDEX

- Cover Sheet
- Survey
- A-01 Site Plan
- A-02 As Built Roof Plan
- A-03 As Built Floor Plan
- A-04 As Built Exterior Elevations
- A-05 As Built Conditions - Photos
- A-06 Proposed Roof Plan
- A-07 Proposed Floor Plan
- A-08 Proposed Exterior Elevations



124 S. COLUMBIA DR.  
Decatur GA 30030  
404-378-6962

NOT RELEASED  
FOR  
CONSTRUCTION

DRAWN BY: Whitney Jones	REVISIONS			
	DATE			

PROJECT NAME & ADDRESS	Melinda and Roger Higgins 1754 Vickers Circle Decatur GA 30030	SHEET TITLE COVER SHEET
------------------------	--	----------------------------

DATE	03-02-18
------	----------

COA / HISTORIC
----------------

**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.

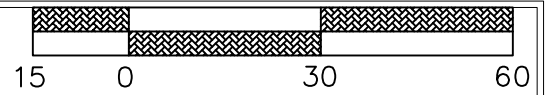
3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

4: No Geodetic monuments were found within 500 feet of this site

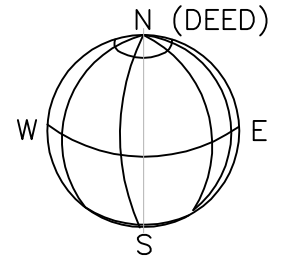
5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

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.



1" = 30'



**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
- ICV IRRIGATION CONTROL 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

ZONING: R-75

**IMPERVIOUS SURFACES:**

DRIVE & FRONT WALK = 1,523 SQ. FT.  
HOUSE = 1,746 SQ. FT.  
DECK = 292 SQ. FT.  
WALLS = 8 SQ. FT.  
CONC. PADS = 25 SQ. FT.  
SHED = 63 SQ. FT.  
TOTAL IMPERVIOUS = 3,657 SQ. FT. (28.8%)  
TOTAL LOT = 12,709 SQ. FT.

REFERENCE: PB 4 PG 32  
DB 10938 PG 541  
SURVEY FOR WILIAM SEAY GOODMAN BY JOSEPH C. KING DATED 10-5-1970

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: TOPOGRAPHIC  
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 10938 PG 541  
PROPERTY OWNER AT TIME OF SURVEY: MELINDA & ROGER HIGGINS  
PARCEL NUMBER: 18-004-03-012

WEST PROPERTY LINE IS BEARING BASIS FROM DB 10938 PG 541

TOTAL AREA: 12,709 SQ FT, 0.29 AC

CALCULATED PLAT CLOSURE: 1:119,875

**FIELD DATA:**

DATE OF FIELD SURVEY 10-26-2017

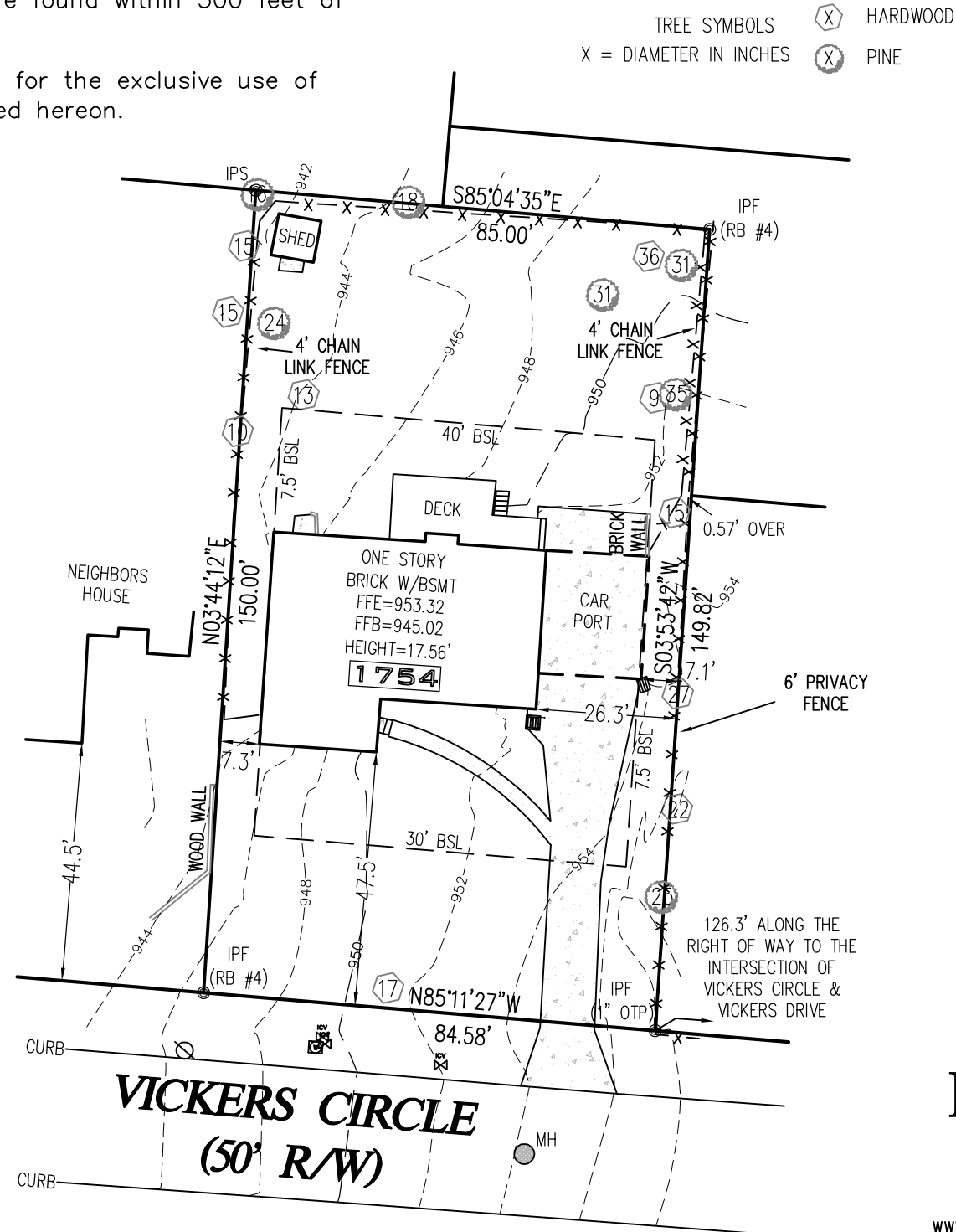
THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.018 FEET.

EQUIPMENT:  
ELECTRONIC TOTAL STATION

SURVEY FOR  
ROGER & MELINDA HIGGINS  
LOT 7 & PART OF 8, BLOCK 11,  
CHELSEA HEIGHTS SUBDIVISION

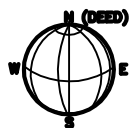
1754 VICKERS CIRCLE

DEKALB COUNTY, GEORGIA  
LAND LOT 4, DIST 18  
DATE: OCTOBER 28, 2017



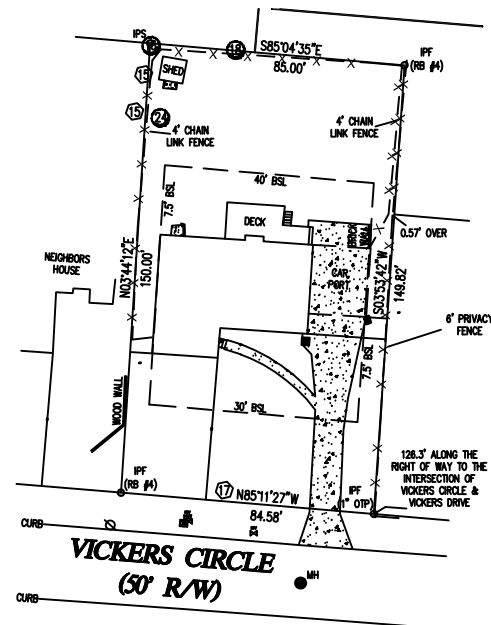
COPY RIGHT 2017—THIS 11 X 17  
DRAWING AND REPRODUCTIONS  
ARE THE PROPERTY OF THE  
SURVEYOR AND MAY NOT BE  
REPRODUCED, PUBLISHED OR USED  
IN ANY WAY WITHOUT THE  
WRITTEN PERMISSION OF THIS  
SURVEYOR

1" = 30'



**LEGEND**

- EOP EDGE OF PAVEMENT (CURB)
- PF POWER POLE
- R/W RIGHT OF WAY
- IFF IRON PIN FOUND
- IFS 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
- ICV IRRIGATION CONTROL VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD



**ZONE: R-75, Residential-Medium**  
**DATE OF SURVEY: 10-28-17**  
**PROVIDED BY: DeKalb Surveys**

**LOT DATA**  
 Total Lot: 12,709 sf (0.29 Acres)

**IMPERVIOUS AREA:**  
 Existing: 3,657 sf or 28.8%  
 Proposed: 3,982 sf or 31.3%  
 Less than maximum OF 35%

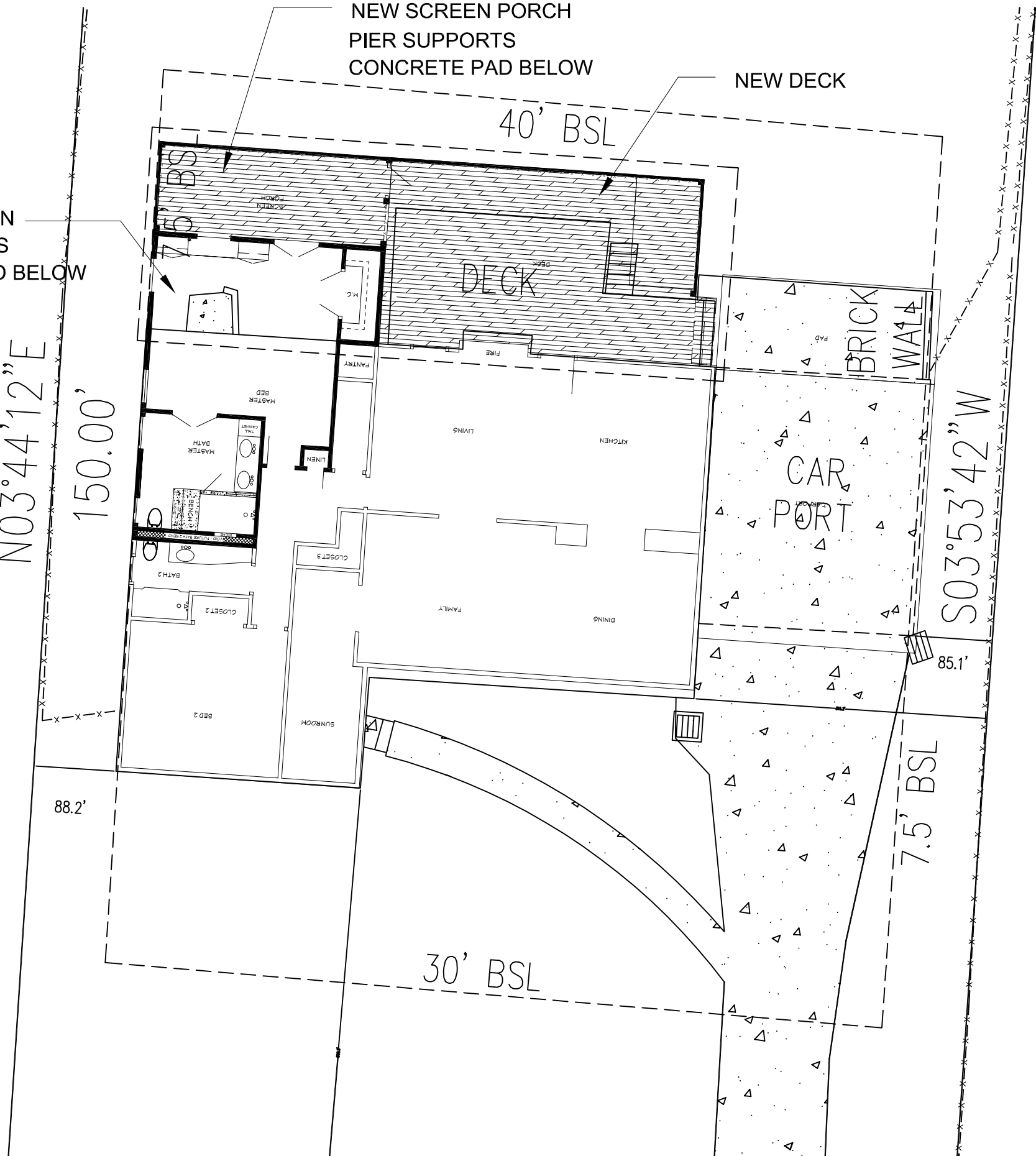
**FLOOR AREA RATIO:**  
 Existing: 1,740sf or 13.7%  
 Proposed 1,950sf or 15.3%

**PROPOSED ADDITION DATA:**  
 New Conditioned Space: 175sf  
 New Screen Porch: 175sf  
 New Deck: 150sf

NEW EXTENSION  
 PIER SUPPORTS  
 CONCRETE PAD BELOW

NEW SCREEN PORCH  
 PIER SUPPORTS  
 CONCRETE PAD BELOW  
 NEW DECK

N03°44'12"E  
 150.00'



S03°53'42"W  
 85.1'



124 S. COLUMBIA DR.  
 Decatur GA 30030  
 404-378-6962

**NOT RELEASED  
 FOR  
 CONSTRUCTION**

DRAWN BY: Whitney Jones	REVISIONS		
	DATE		

PROJECT NAME & ADDRESS Melinda and Roger Higgins 1754 Vickers Circle Decatur GA 30030	SHEET TITLE SITE PLAN
--	--------------------------

**DATE**  
 03-02-18

**COA / HISTORIC**  
 A1

**1**  
**A1** **SITE PLAN**  
 3/32" = 1'-0"



124 S. COLUMBIA DR.  
Decatur GA 30030  
404-378-6962

NOT RELEASED  
FOR  
CONSTRUCTION

DRAWN BY: Whitney Jones

REVISIONS

DATE

PROJECT NAME & ADDRESS

Melinda and Roger Higgins  
1754 Vickers Circle  
Decatur GA 30030

SHEET TITLE

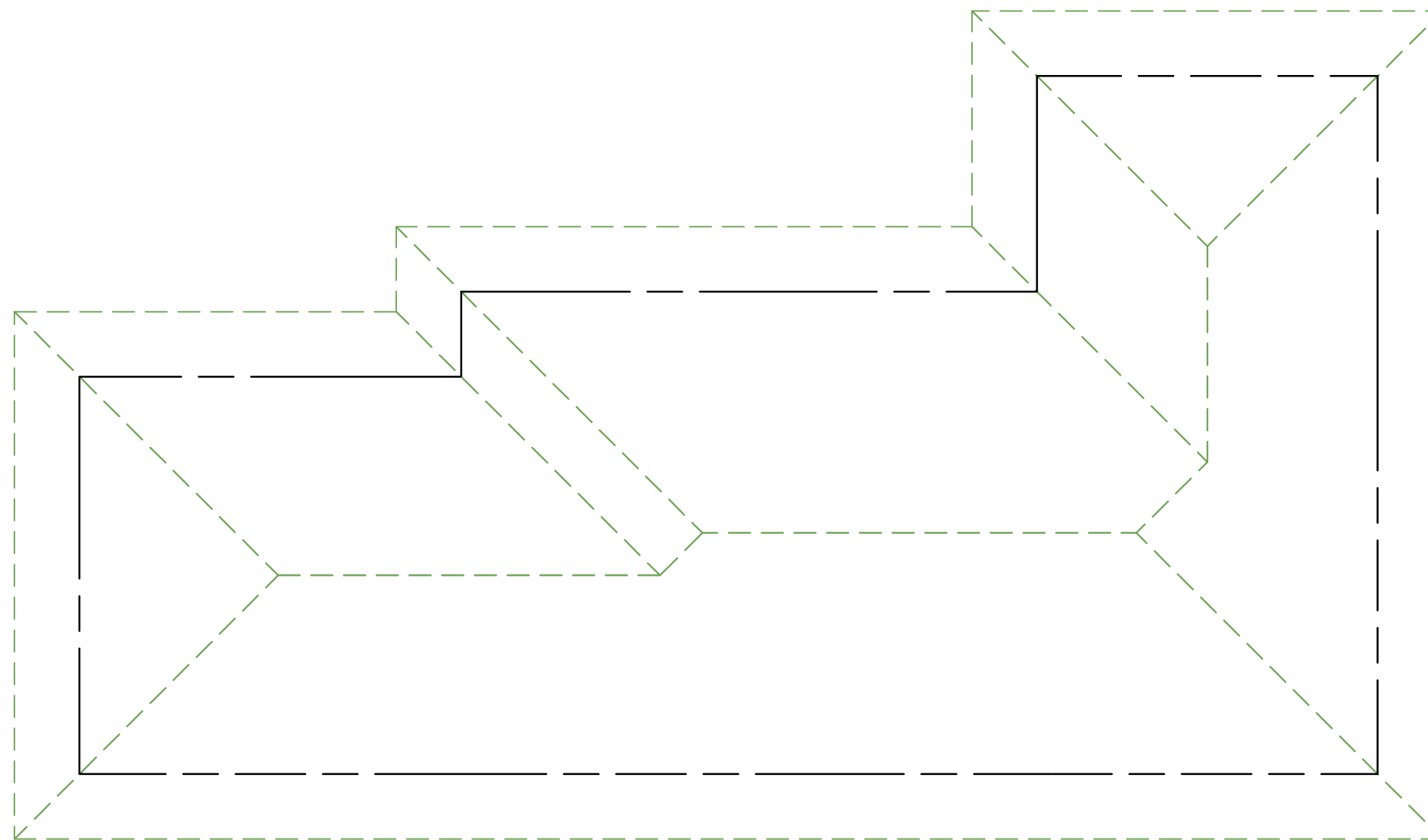
AS BUILT - ROOF

DATE

03-02-18

COA / HISTORIC

A2



1

AS BUILT - ROOF

A2

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



124 S. COLUMBIA DR.  
Decatur GA 30030  
404-378-6962

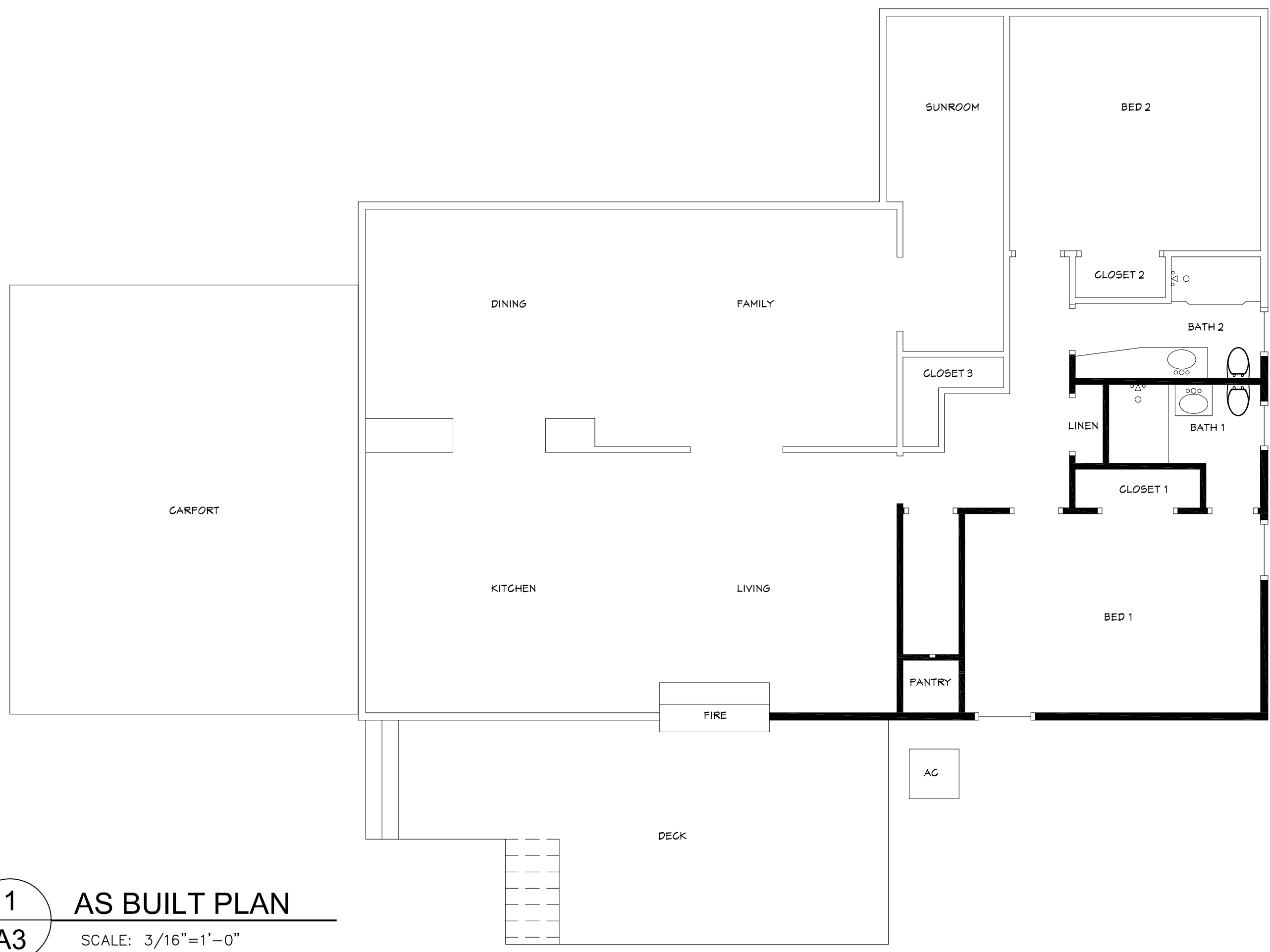
**NOT RELEASED  
FOR  
CONSTRUCTION**

<i>DRAWN BY: Whitney Jones</i>	<b>REVISIONS</b>			
	<b>DATE</b>			

<b>PROJECT NAME &amp; ADDRESS</b>	<b>SHEET TITLE</b>
Melinda and Roger Higgins 1754 Vickers Circle Decatur GA 30030	AS BUILT PLAN

<b>DATE</b>
03-02-18

COA / HISTORIC
A3



**1**  
**A3** AS BUILT PLAN  
SCALE: 3/16"=1'-0"



124 S. COLUMBIA DR.  
Decatur GA 30030  
404-378-6962

**NOT RELEASED  
FOR  
CONSTRUCTION**

*DRAWN BY: Whitney Jones*

**REVISIONS**

**DATE**

**PROJECT NAME & ADDRESS**

Melinda and Roger Higgins  
1754 Vickers Circle  
Decatur GA 30030

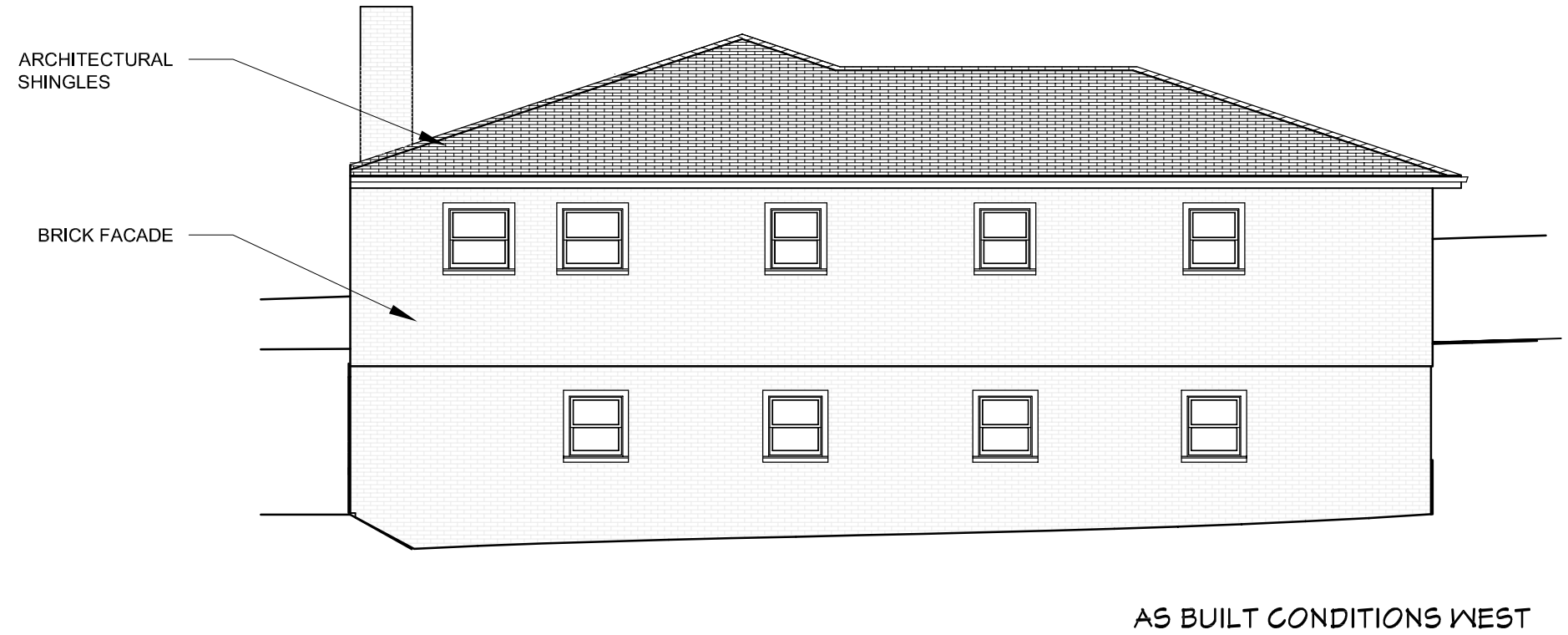
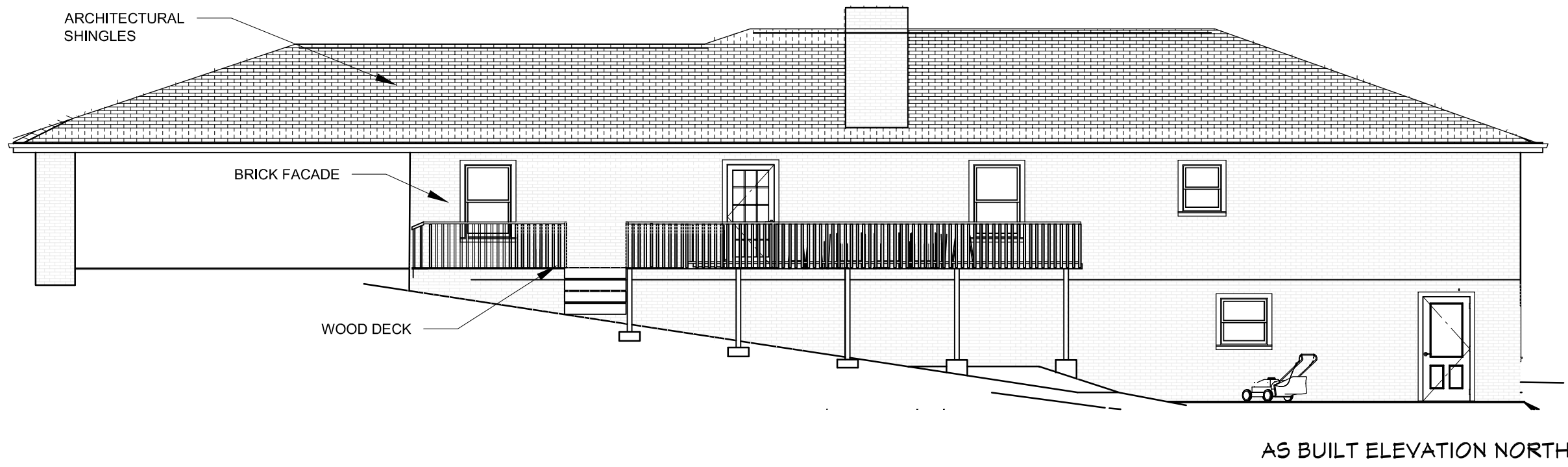
**SHEET TITLE**  
AS BUILT ELEVATIONS

**DATE**

03-02-18

COA / HISTORIC

A4



1  
A4

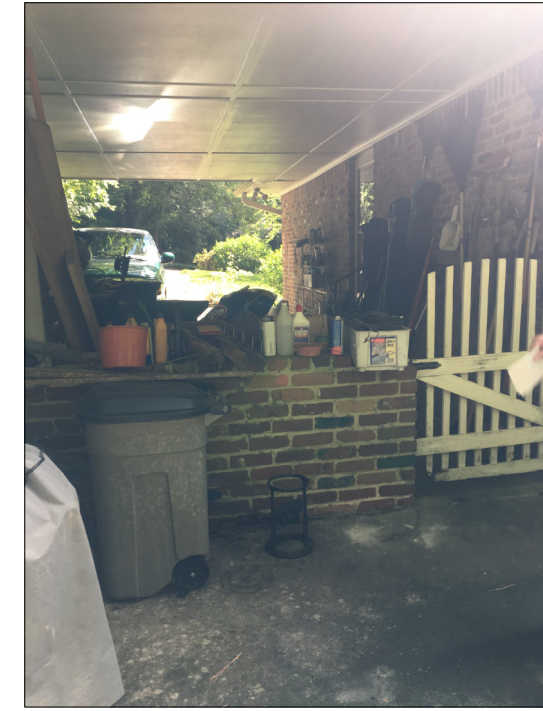
**AS BUILT ELEVATIONS**

SCALE: 3/16"=1'-0"





AS BUILT CONDITIONS NORTH



AS BUILT CONDITIONS EAST  
- NO CHANGE -



AS BUILT CONDITIONS WEST



AS BUILT CONDITIONS SOUTH  
- NO CHANGE -



124 S. COLUMBIA DR.  
Decatur GA 30030  
404-378-6962

NOT RELEASED  
FOR  
CONSTRUCTION

DRAWN BY: Whitney Jones

REVISIONS

DATE

PROJECT NAME & ADDRESS

Melinda and Roger Higgins  
1754 Vickers Circle  
Decatur GA 30030

SHEET TITLE  
EXISTING CONDITION PHOTOS

DATE

03-02-18

COA / HISTORIC

A5

1  
A5

CONDITION PHOTOS

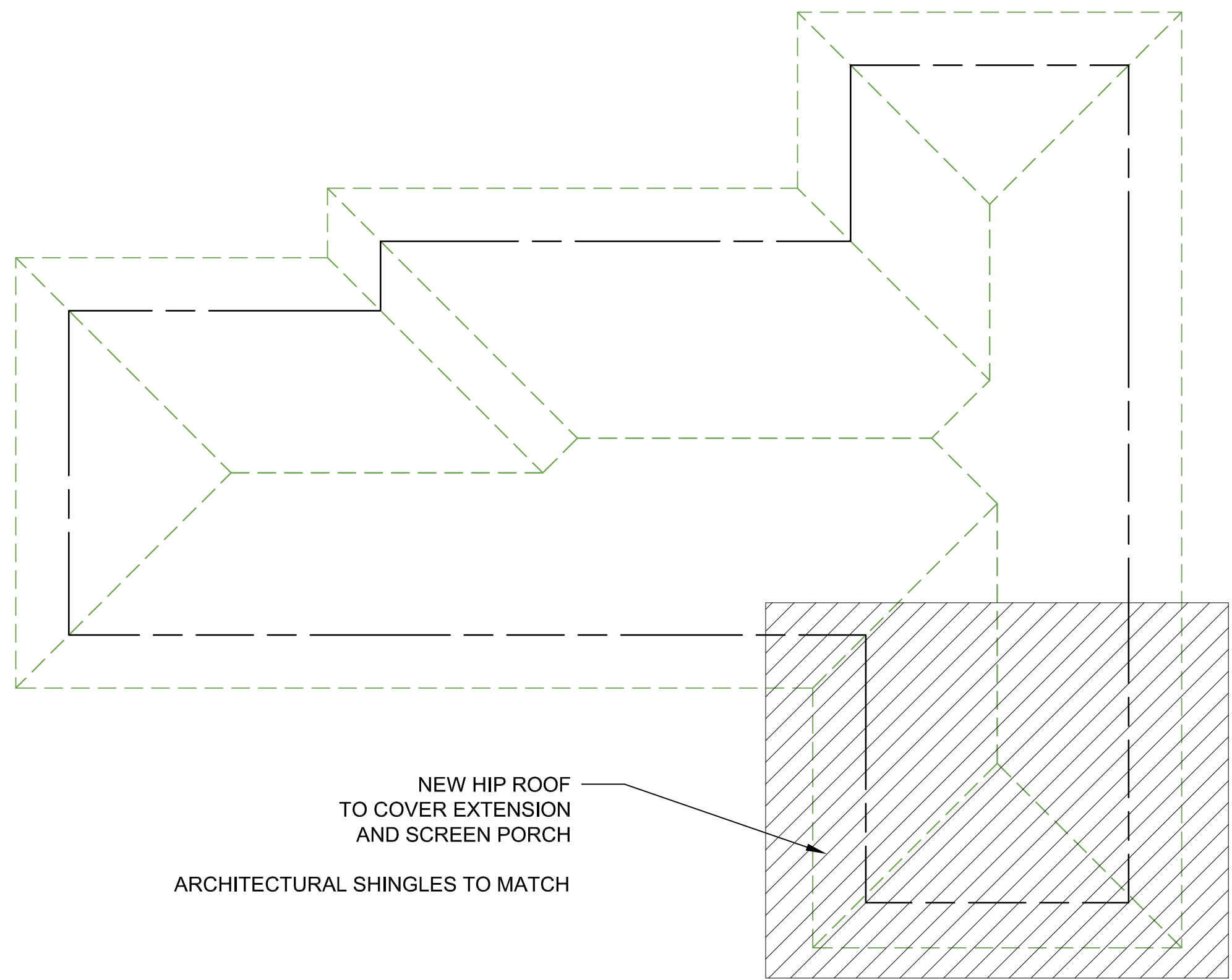
NOT TO SCALE





124 S. COLUMBIA DR.  
Decatur GA 30030  
404-378-6962

NOT RELEASED  
FOR  
CONSTRUCTION



NEW HIP ROOF  
TO COVER EXTENSION  
AND SCREEN PORCH

ARCHITECTURAL SHINGLES TO MATCH

DRAWN BY: Whitney Jones	REVISIONS				
	DATE				

PROJECT NAME & ADDRESS	Melinda and Roger Higgins 1754 Vickers Circle Decatur GA 30030	SHEET TITLE	PROPOSED ROOF
------------------------	--	-------------	---------------

DATE	03-02-18
------	----------

COA / HISTORIC	A6
----------------	----

**1**  
**A6** **PROPOSED ROOF**  
SCALE: 1/8"=1'-0"



124 S. COLUMBIA DR.  
Decatur GA 30030  
404-378-6962

**NOT RELEASED  
FOR  
CONSTRUCTION**

*DRAWN BY: Whitney Jones*

REVISIONS

DATE

PROJECT NAME & ADDRESS

Melinda and Roger Higgins  
1754 Vickers Circle  
Decatur GA 30030

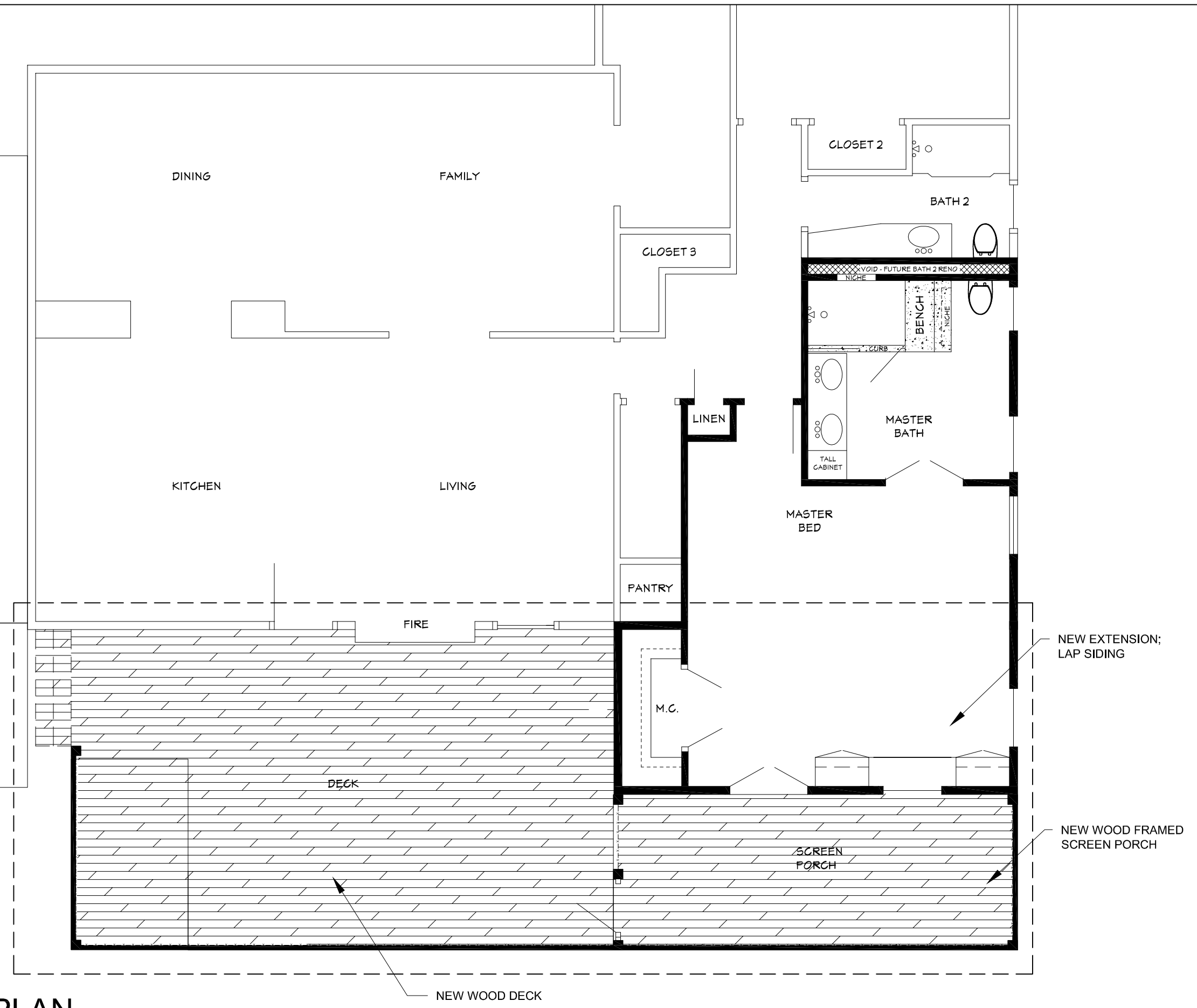
SHEET TITLE  
PROPOSED PLAN

DATE

03-02-18

COA / HISTORIC

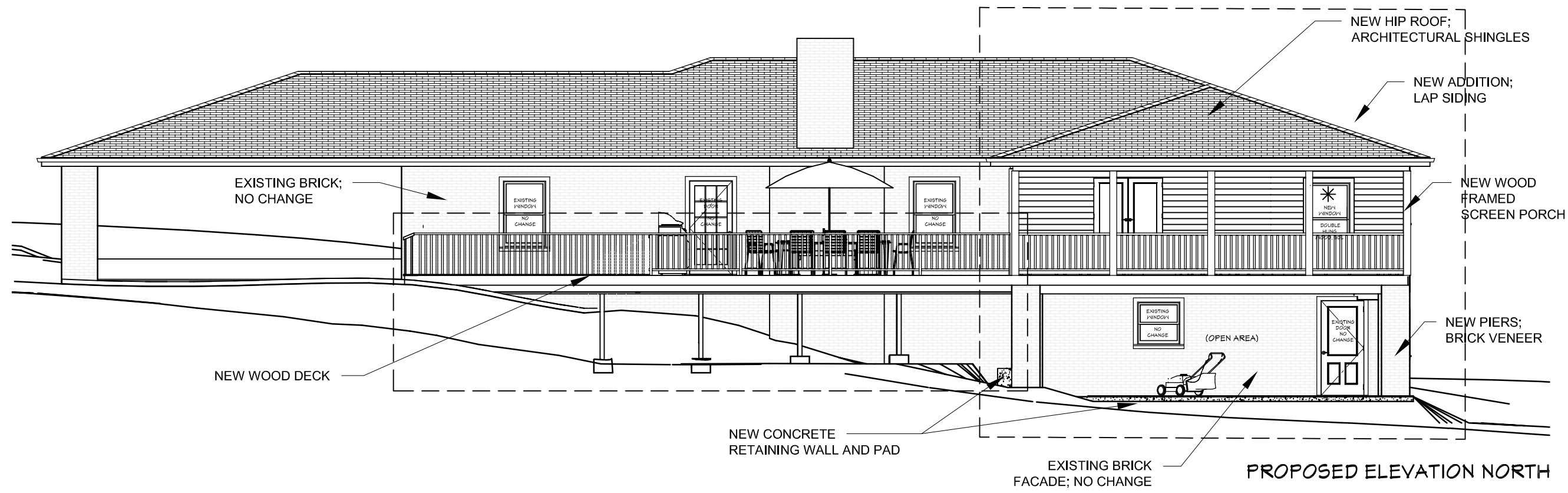
A7



1  
A7

# PROPOSED PLAN

SCALE: 3/16"=1'-0"



  
**RENEWAL**  
 DESIGN + BUILD  
 124 S. COLUMBIA DR.  
 Decatur GA 30030  
 404-378-6962

**NOT RELEASED  
 FOR  
 CONSTRUCTION**

DRAWN BY: Whitney Jones

REVISIONS	DATE		

PROJECT NAME & ADDRESS	Melinda and Roger Higgins 1754 Vickers Circle Decatur GA 30030	SHEET TITLE	PROPOSED ELEVATIONS
------------------------	--	-------------	---------------------

DATE	03-02-18
------	----------

COA / HISTORIC	A8
----------------	----

1

A8

PROPOSED ELEVATIONS

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