

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Andrew A. Baker, AICP



Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____
Address of Subject Property: 1923 Westminister Way, NE, Atlanta, GA 30307
Applicant: Alice Johnson DESIGN E-Mail: aj.johnson@earthlink.net
Applicant Mailing Address: 1403 Emory Road, NE, Atlanta, GA 30306

Applicant Phone(s): 404.909.0057 Fax: _____
Applicant's relationship to the owner: Owner ☐ Architect ☒ Contractor/Builder ☐ Other ☐

Owner(s): Rick & Estes E-Mail: restes@jrestescpa.com
Jackie Estes E-Mail: jackie@gymnasticsatlanta.com
Owner(s) Mailing Address: 1923 Westminister Way NE, Atlanta, GA 30307

Owner(s) Telephone Number: 404.201.5616
Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1945 (w/ previous additions)

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:

- 1) Demo previously add den & screen porch and upper rear deck and
- 2) construct new family room / Master BR suite addition @ rear of ex. house
- 3) add patio @ rear family room
- 4) Move front entry door to center of entry porch, replacing ex. window.

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.

Alice Johnson 2.28.18
Signature of Applicant/Date

Revised 1/26/17

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

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

(I) / (We),

J. RICHARD ESTES AND JACQUELINE C. ESTES

being (owner) (owners) of the property _____,

hereby delegate authority to _____,

to file an application in (my) (our) behalf.

[Signature] 2/28/18

Signature of Owner/Date

Please review the following information

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

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, the Preservation Commission will issue a cease and desist order and you may be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner when your project nears completion. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including monetary 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. You will need to apply for a new certificate if you still intend to do the work.

Please contact the preservation planner, David Cullison (404/371-2155), if you have any questions.

SUPPLEMENT - APPLICATION FOR HISTORIC PRESERVATION COMMISSION - DEKALB COUNTY

1923 Westminster Way NE, Atlanta, GA 30307

2/28/18

Submitted by Alice Johnson DESIGN on behalf of Rick & Jackie Estes

Description:

Existing 1.5-story home, constructed in 1945 (and with previous approved additions) is a historic structure in the Emory Grove Historic District. Scope of proposed work to include:

1. Demolish existing rear and family room and screened porch and construct new larger family, mud/laundry room at first level with new master BR suite above at upper level, tying into existing rear addition shed gable.
2. Add new 10'x 18' stone patio outside of family room and tying into existing rear side patio (proposed lot coverage = 34.8% - see attached calc. sheet).
3. Relocate front entry door from side corner to front center of existing entry porch – relocate window to replace door location.



View of Front Elevation



View from Right-of-Way along Driveway



View from Right-of-Way Along Opposite Side (this is the side for the Addition)



Existing Rear Family Room/Screen Porch and Shed Dormer Additon (previous renovaitons)



Rear Corner – Connection for New Addition)



Existing Front Door and Centered Window Condition on Existing Entry Porch



Existing Centered Window

PROJECT DESCRIPTION:

CONSTRUCTED IN 1945, EXISTING RESIDENCE 1.5-STORY 3-BR/3- BA HOME (NO BASEMENT) .ORIGINAL HOUSE IS WOOD-FRAME WITH BRICK VENEER; PREVIOUS ADDITIONS INCLUDE WOOD SHIPLAP SIDING AND CEMENTITIOUS SIDING.

SCOPE OF WORK:

- DEMOLITION OF EXISTING REAR FAMILY ROOM AND SCREEN PORCH
- CONSTRUCTION OF NEW LARGER FAMILY ROOM/MUDROOM AT MAIN LEVEL WITH NEW MASTER BR SUITE ABOVE.
- NEW PATIO TO TIE INTO EXISTING

ZONING INFORMATION:

NOTES: HPC CERTIFICATE OF APPROPRIATENESS REQUIRED

ADDRESS:

1923 WESTMINSTER WAY
ATLANTA, GA 30307

LOCATED IN THE EMORY GROVE HISTORIC DISTRICT

R-75: SINGLE FAMILY RESIDENTIAL - INTERIOR LOT, EXISTING NON-CONFORMING ON SIDE YARD SETBACKS

	ALLOWABLE	EXISTING	PROPOSED ADDITION
MIN. LOT SIZE	7,500	11,257	N/A
FRONT YARD SETBACK	40'	50.8'	N/A
SIDE YARD SETBACK	7.5' INTERIOR	WEST 7.3' EAST 4.1'	N/A N/A
REAR YARD SETBACK	40'	40'	N/A
MIN. STREET FRONTAGE	75'	64.20'	N/A
MAX LOT COVERAGE	35%	37.8%	(W/BRICK REMOVAL) 34.8%
MAX HEIGHT (AVG. MEDIAN)	35'	24'	24'

EXISTING CONDITIONS:

EXISTING LOT = .39 AC = 64.20' x 173.35' x 65.06' x 175.09' = 11,257 S.F.
MAX ALLOWABLE LOT COVERAGE @35% = .35 X 11257 = 3,939.95 = 3,940 SF

EXISTING LOT COVERAGE = 4,258/11,257 SF = .2958 = 30% <35% (PER SURVEY)

HOUSE	1,625
PORCH	112
BRICK	667
WALLS	85
CONC DRIVE	662
STONE	796
SCREENED PORCH	163
SHEDS	148
TOTAL EXISTING LOT COVERAGE	4,258 SF

PROPOSED LOT COVERAGE = 3,293/11,257 = .3484= 34.8% <35%

- REMOVAL OF ALL REAR BRICK = - 564 SF
 - NEW ADDITION OVER GREEN SPACE = + 41 SF
 - NEW REAR PATIO (LESS EX.) = + 180 SF
 - CHANGE IN PATIO/WALKWAY/WALLS = - 64 SF
 - EXTEND SIDE PATIO TO MEET NEW = + 72 SF
- = 3,923 SF

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 12 PG 112
DB 16749 PG 313
SURVEY FOR THE MOON BROTHERS
BY JOSEPH C. KING DATED 9-18-2007

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0066J EFFECTIVE DATE MAY 16, 2013

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 16749 PG 313
PROPERTY OWNER AT TIME OF SURVEY: RICHARD & JACQUELINE ESTES
PARCEL NUMBER: 18-052-11-003

WEST PROPERTY LINE IS BEARING BASIS FROM SURVEY FOR THE MOON BROTHERS BY JOSEPH C. KING DATED 9-18-2007

TOTAL AREA: 11,257 SQ FT, 0.258 AC

CALCULATED PLAT CLOSURE: 1:143,951

FIELD DATA:

DATE OF FIELD SURVEY 02-09-2017

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION

SURVEY FOR
RICK ESTES
LOT 6, BLOCK D, EMORY GROVE SUBDIVISION

1923 WESTMINSTER WAY

DEKALB COUNTY, GEORGIA
LAND LOT 52, DIST 18
DATE: FEBRUARY 13, 2018

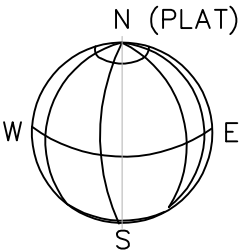
IMPERVIOUS CALCULATIONS 1923 WESTMINSTER WAY
ZONING: R-75
HOUSE = 1,625 S.F. DRIVEWAY = 662 S.F. PORCH = 112 S.F. BRICK = 667 S.F. WALLS = 85 S.F. STONE = 796 S.F. DECK = 163 S.F. SHEDS = 148 S.F.
IMPERVIOUS TOTAL = 4,258 S.F.

LOT COVERAGE
4,258 S.F. / 11,257 S.F. = 37.8%

TREE SYMBOLS (X) OAK
X = DIAMETER IN INCHES (X) PINE

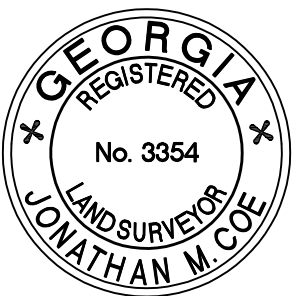
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.

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

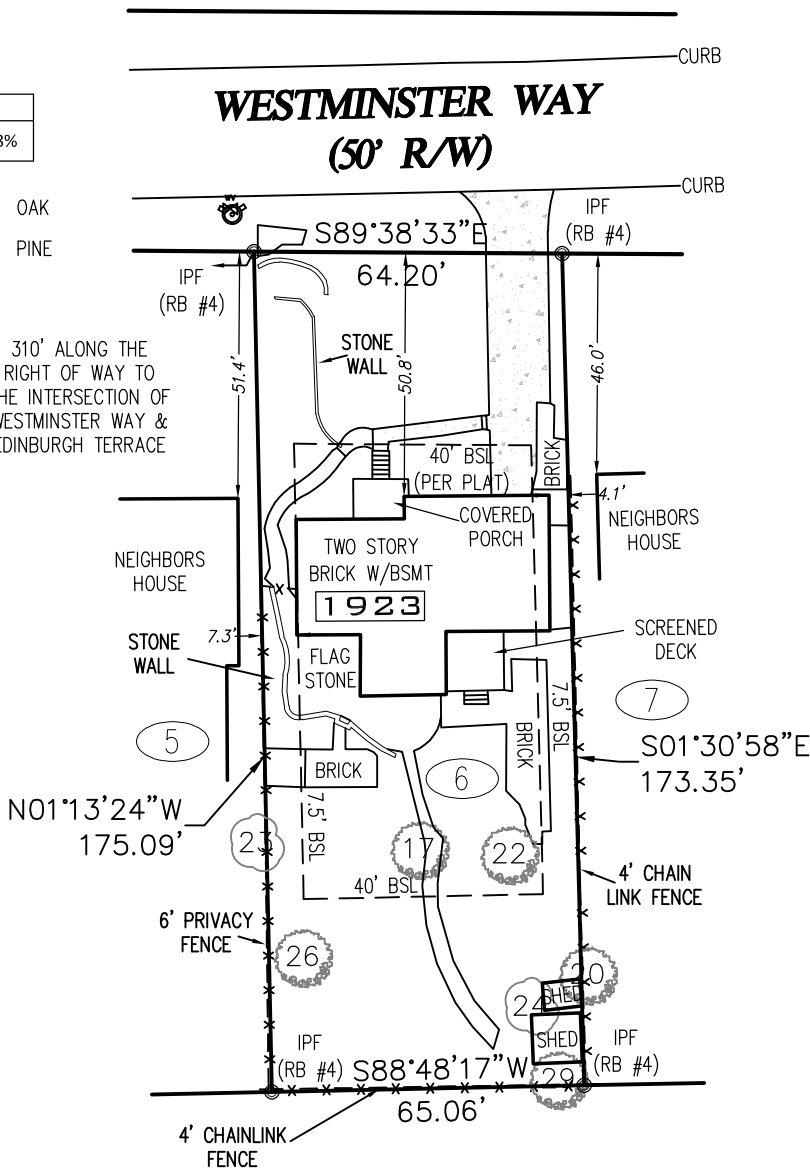


FOR
DEKALB SURVEYS, INC.
407 W. PONCE DE LEON
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

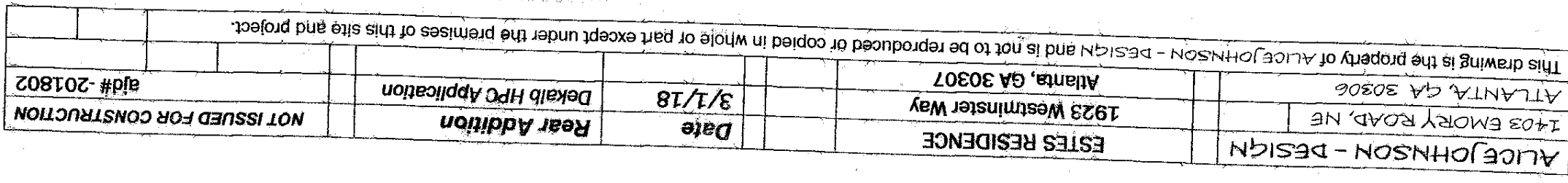


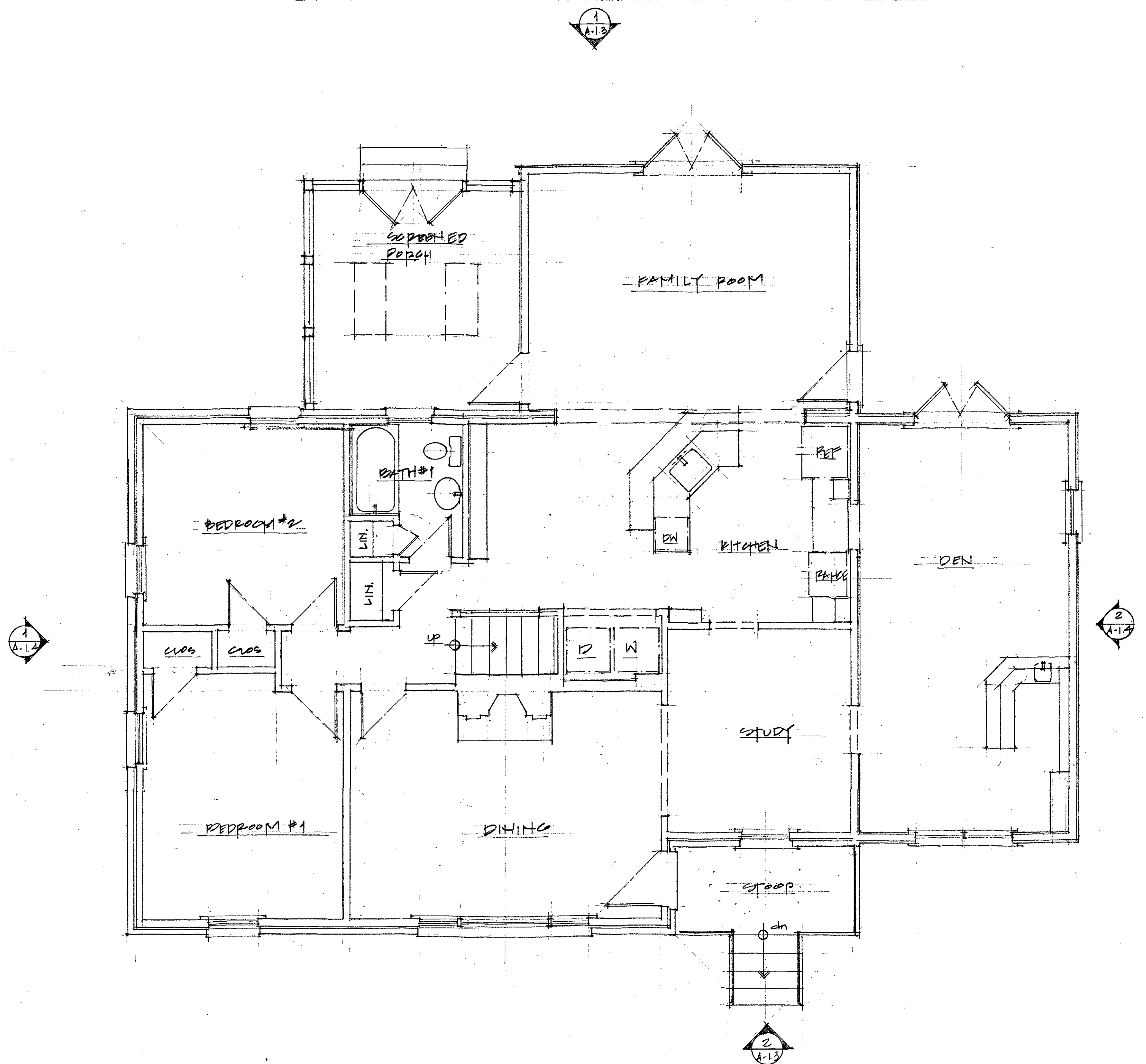
www.dekalbsurveys.com
COA 1086

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1-A-01

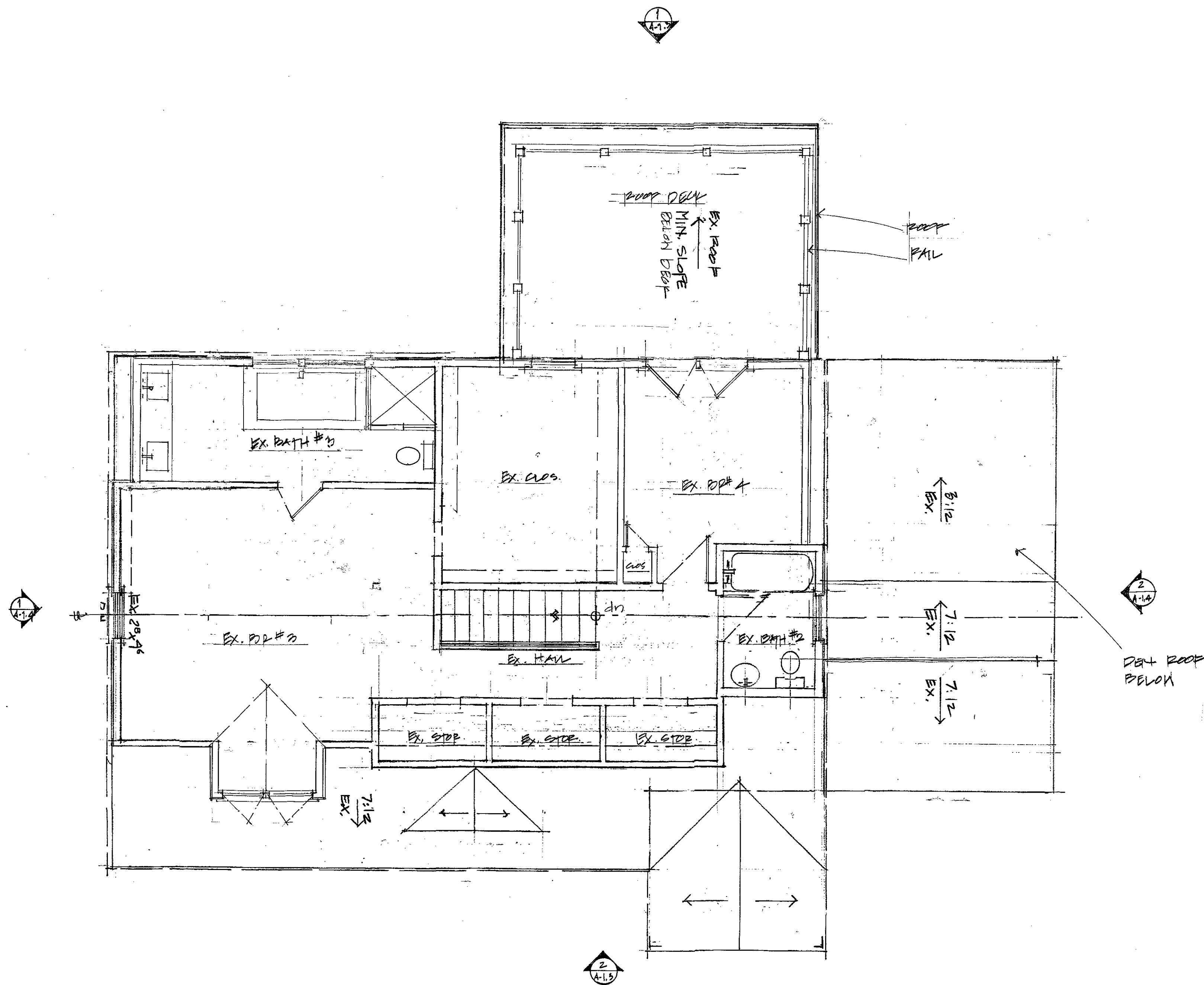




1
A-1.1
EXISTING MAIN LEVEL PLAN
1/46/20"

A-1.1	ALICE JOHNSON - DESIGN 1403 EMORY ROAD, NE ATLANTA, GA 30306	ESTES RESIDENCE 1923 Westminster Way Atlanta, GA 30307	Date 3/1/18	Rear Addition Dekalb HPC Application	NOT ISSUED FOR CONSTRUCTION aid# -201802
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1 EXISTING 2ND LEVEL PLAN
1/4" = 1'-0"

ALICE JOHNSON - DESIGN		ESTES RESIDENCE	Date	Rear Addition	NOT ISSUED FOR CONSTRUCTION
1403 EMORY ROAD, NE	1923 Westminster Way	3/1/18	Dekalb HPC Application		
ATLANTA, GA 30306	Atlanta, GA 30307				alt# - 201802
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PREVIOUS
ADDITION - GABLED
DORMER @ BR.



EX. WOOD WINDOW
@ PORCH MAIL

2 EXISTING FRONT ELEVATION
A-1.3 1/4" = 1'-0"



REAR SHED DORMER -
PREVIOUS ADDITION

WOOD SIDING
φ 9'-0" EX. 2ND

EX. BRICK

φ 0'-0" EX. MAIN

EX. STUDY

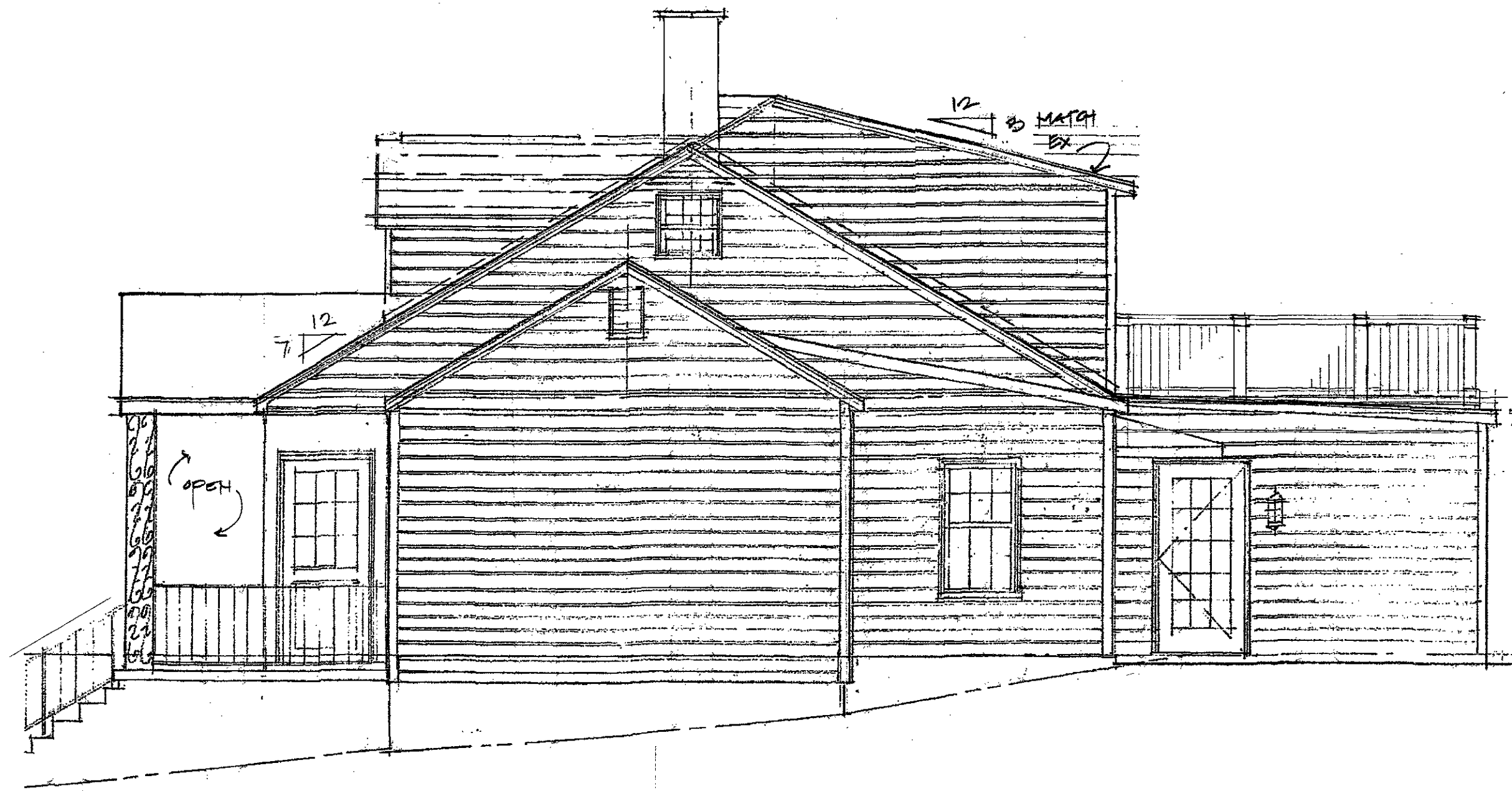
EX. FAMILY ROOM

EX. SCREEN PORCH

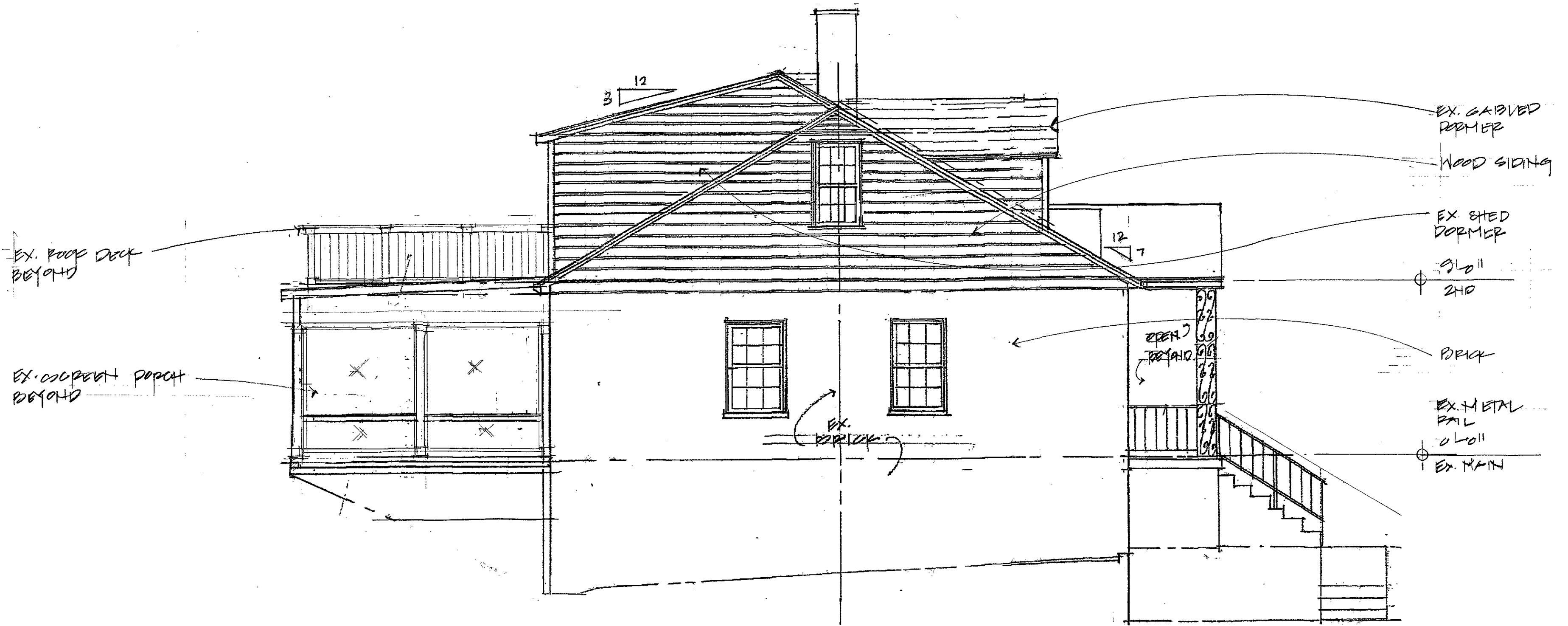
1 EXISTING REAR ELEVATION
A-1.3 1/4" = 1'-0"

ALICE JOHNSON - DESIGN		ESTES RESIDENCE	Date	Rear Addition	NOT ISSUED FOR CONSTRUCTION	
1403 EMORY ROAD, NE		1923 Westminster Way	3/1/18	Dekalb HPC Application	aid#	201802
ATLANTA, GA 30306		Atlanta, GA 30307				
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EX. LOCATION OF
MAIN ENTRY DOOR

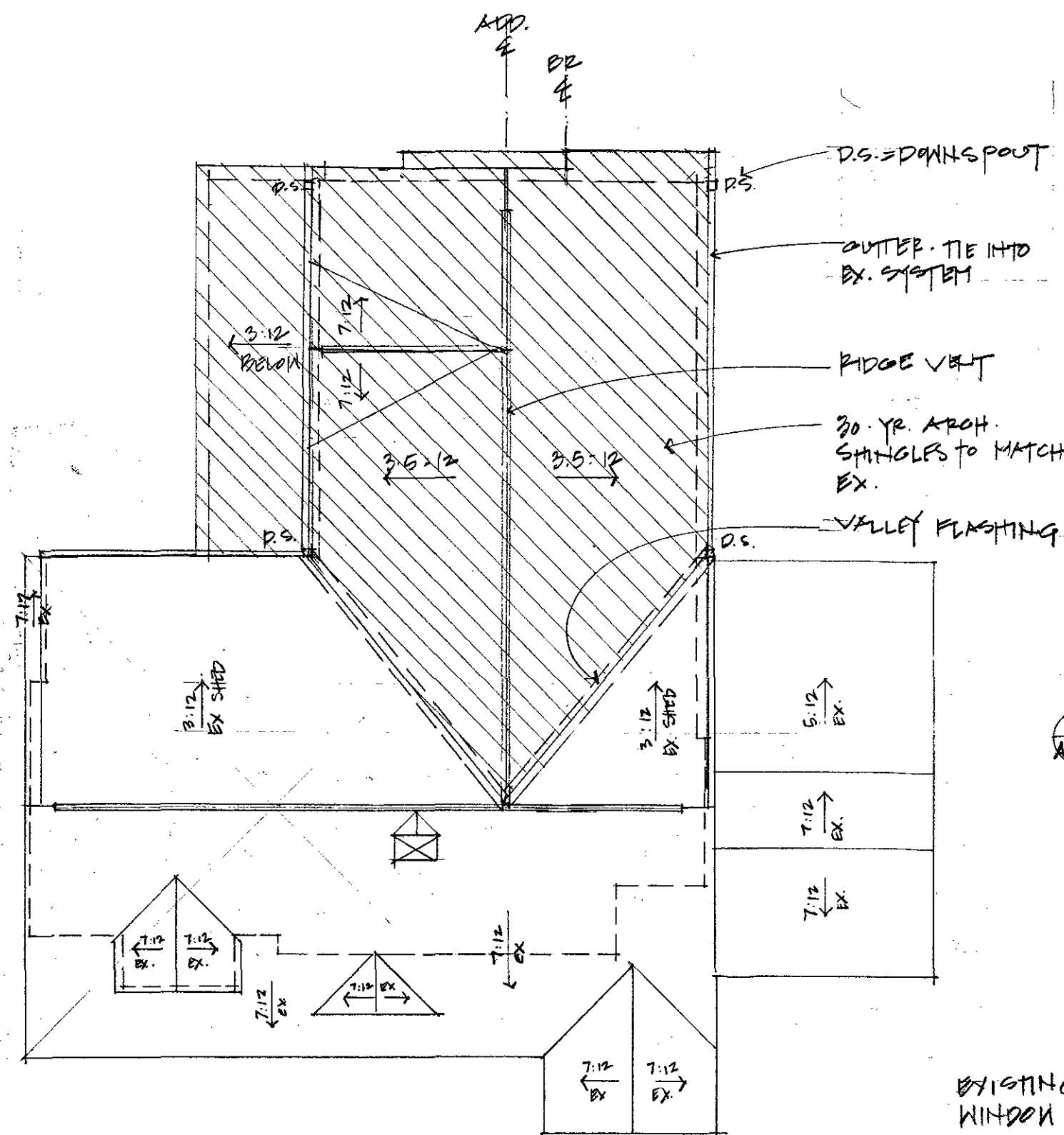


2 EXISTING SIDE ELEVATION
A-1.4 4/5/01

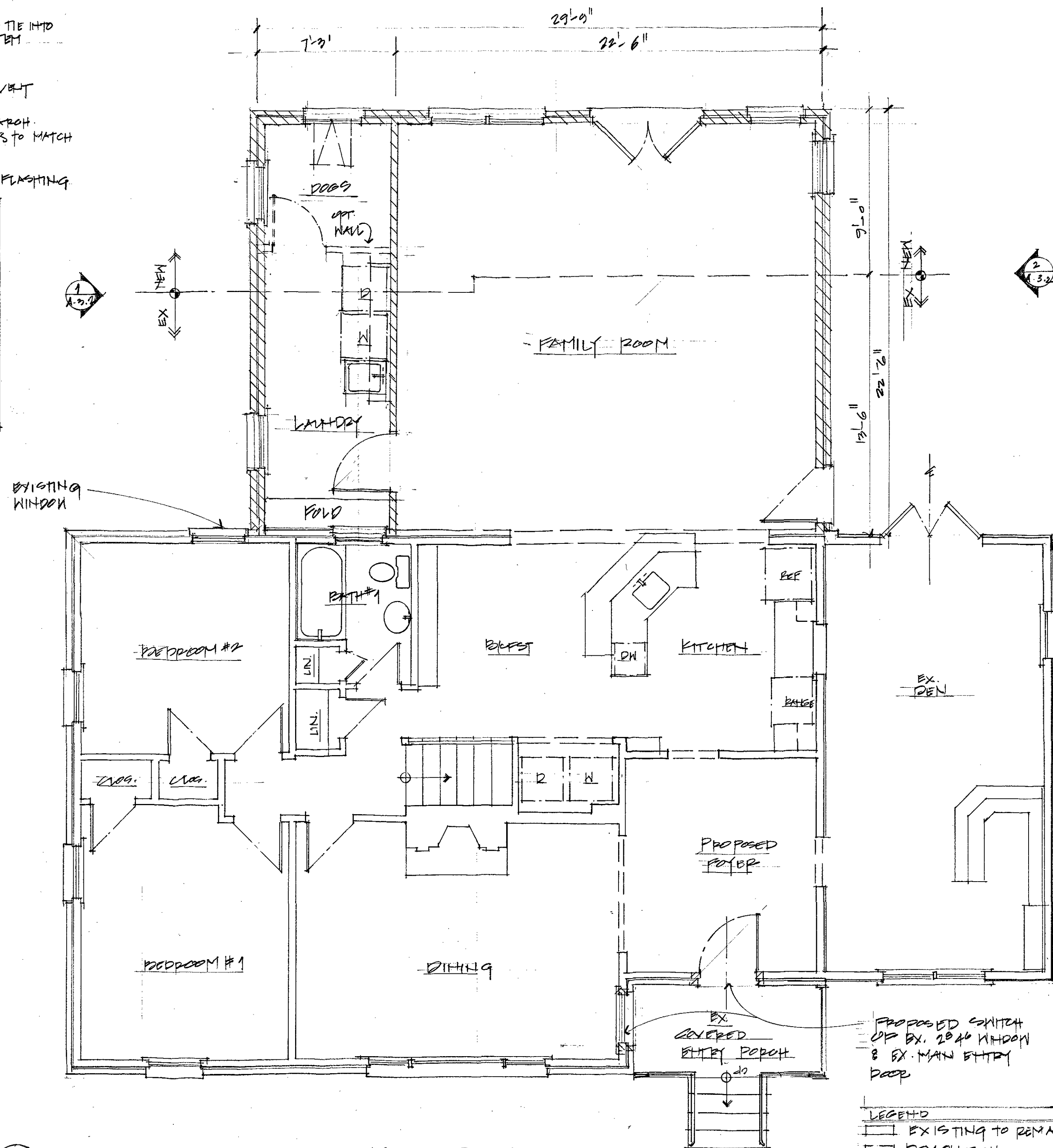


1 EXISTING SIDE ELEVATION
A-1.4 4/5/01

ALICE JOHNSON - DESIGN		ESTES RESIDENCE	Date	Rear Addition	NOT ISSUED FOR CONSTRUCTION
1403 EMORY ROAD, NE	1923 Westminster Way	3/1/18	Dekalb HPC Application	ajd# 201802	
ATLANTA, GA 30306	Atlanta, GA 30307				
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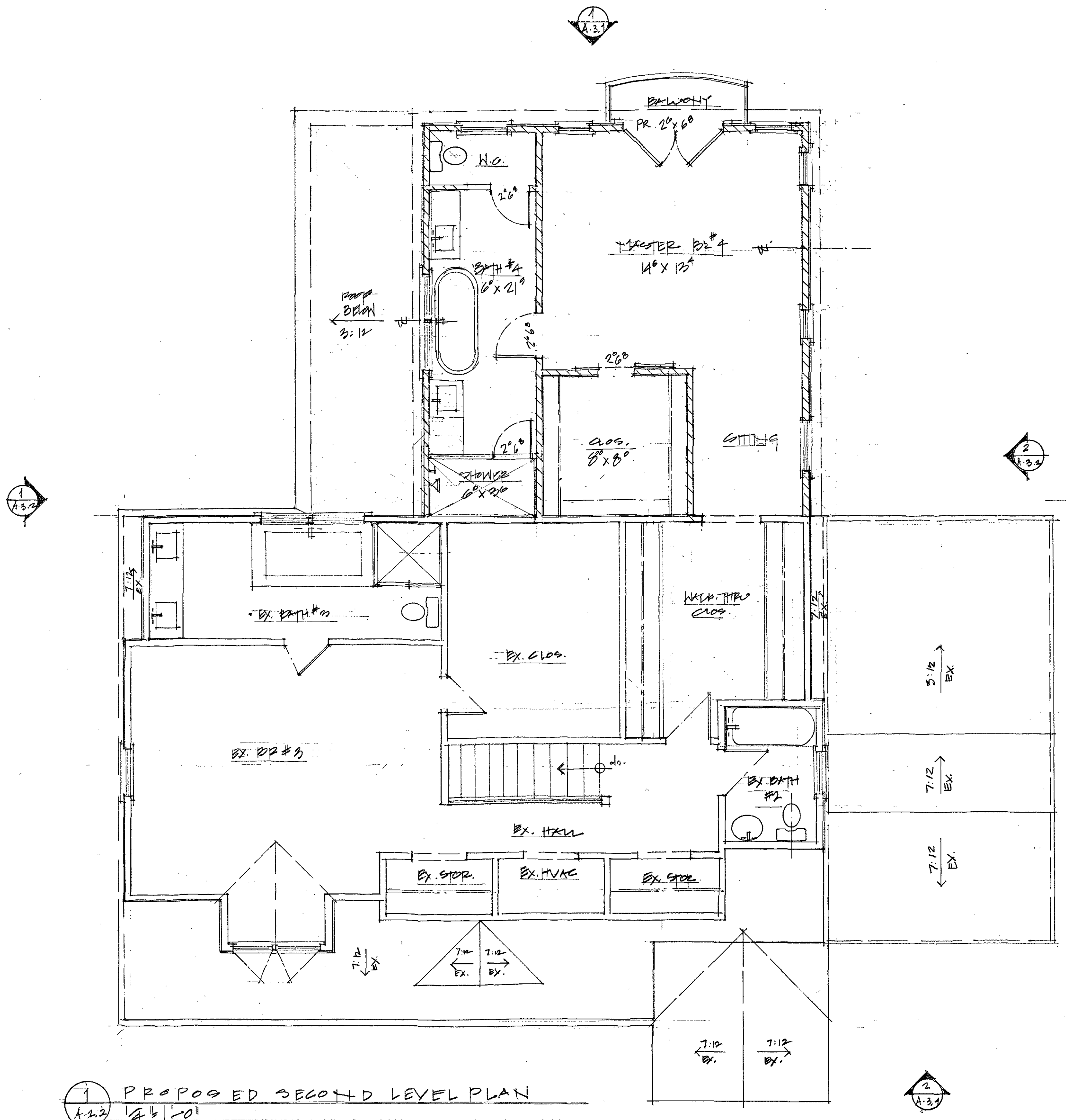
2 PROPOSED ROOF PLAN
A-2.1 1/8" = 1'-0"



1 PROPOSED FIRST LEVEL FLOOR PLAN
A-2.1 1/4" = 1'-0"

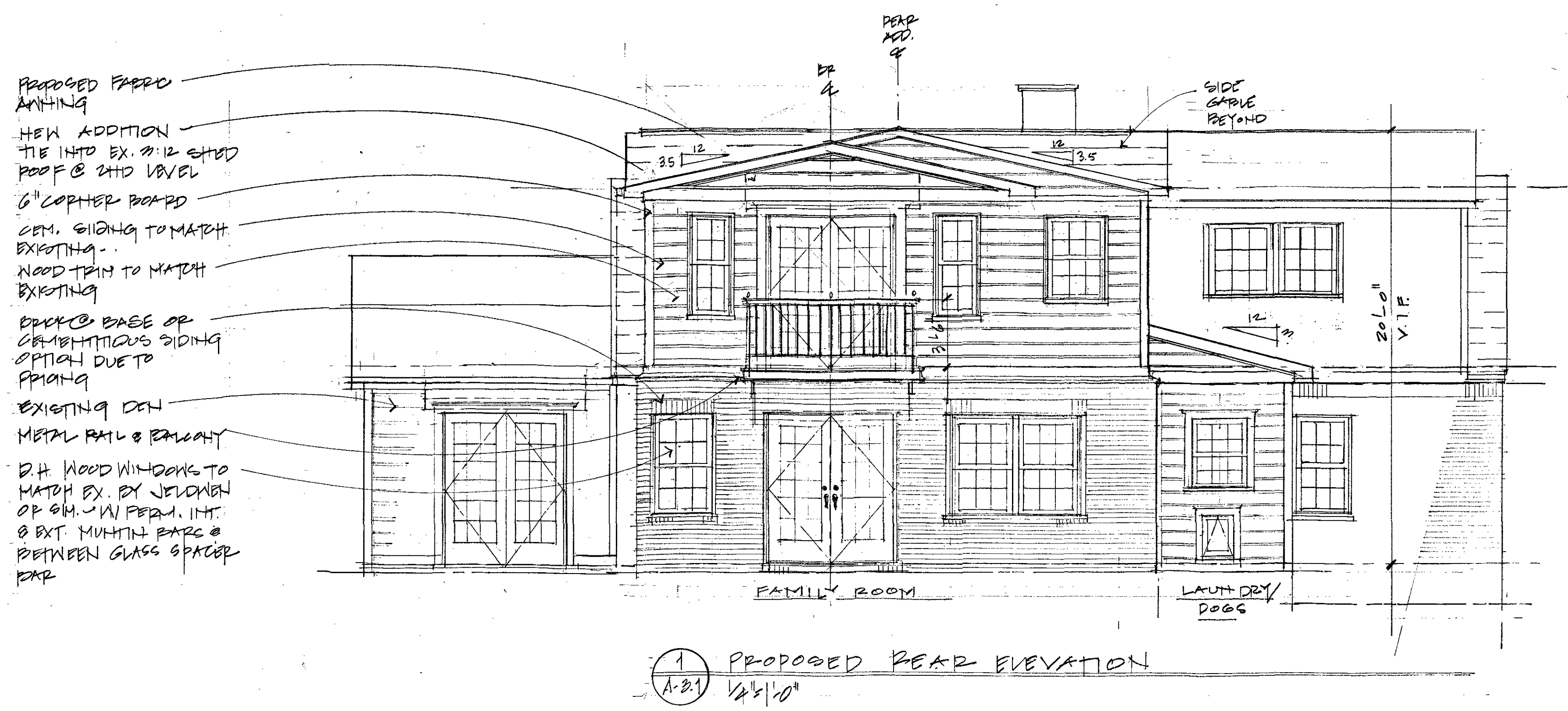
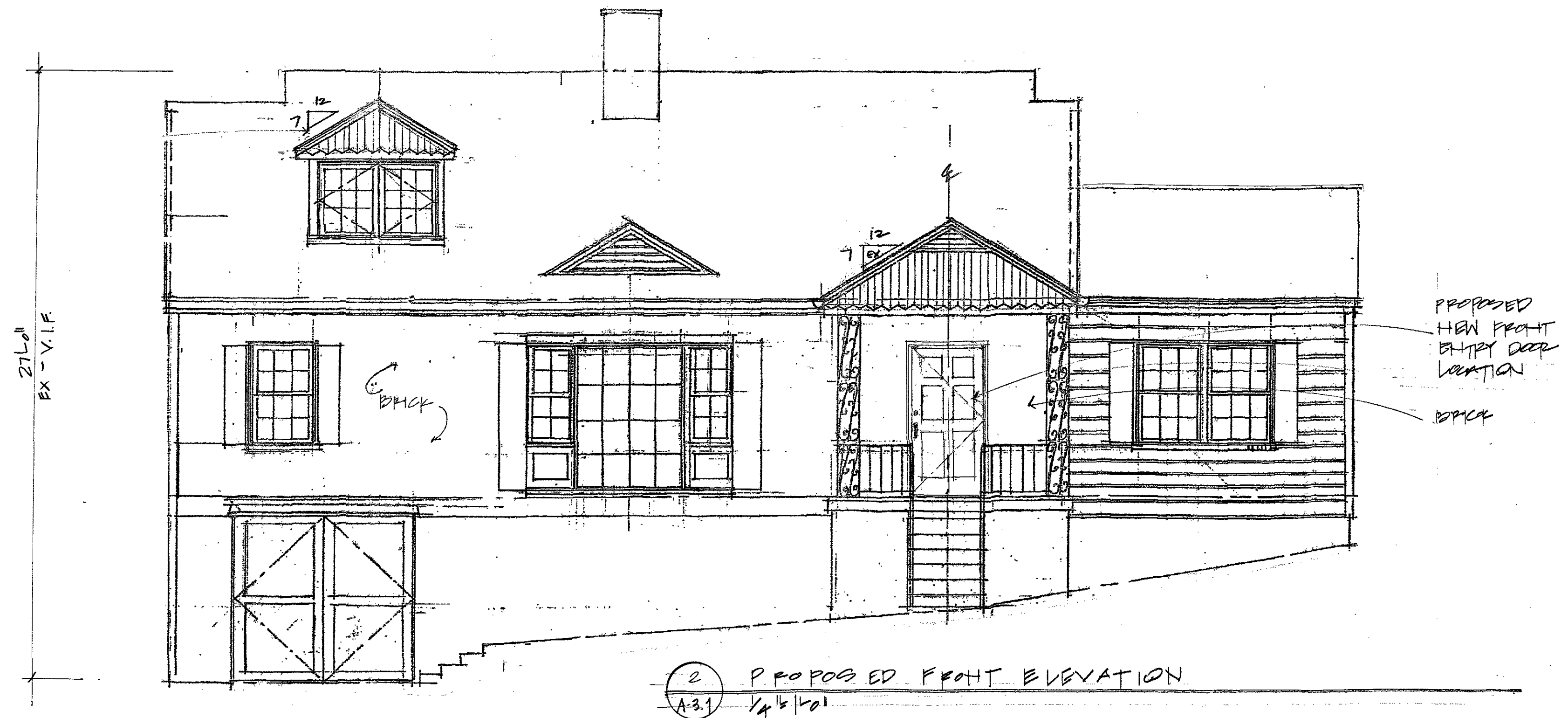
LEGEND
 [Solid Line] EXISTING TO REMAIN
 [Dashed Line] DEMOLITION
 [Hatched Area] NEW CONSTRUCTION

ALICE JOHNSON - DESIGN	ESTES RESIDENCE	Date	Rear Addition	NOT ISSUED FOR CONSTRUCTION
1403 EMORY ROAD, NE	1923 Westminster Way	3/1/18	Dekalb HPC Application	aid# 201802
ATLANTA, GA 30306	Atlanta, GA 30307			
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A-2.1				

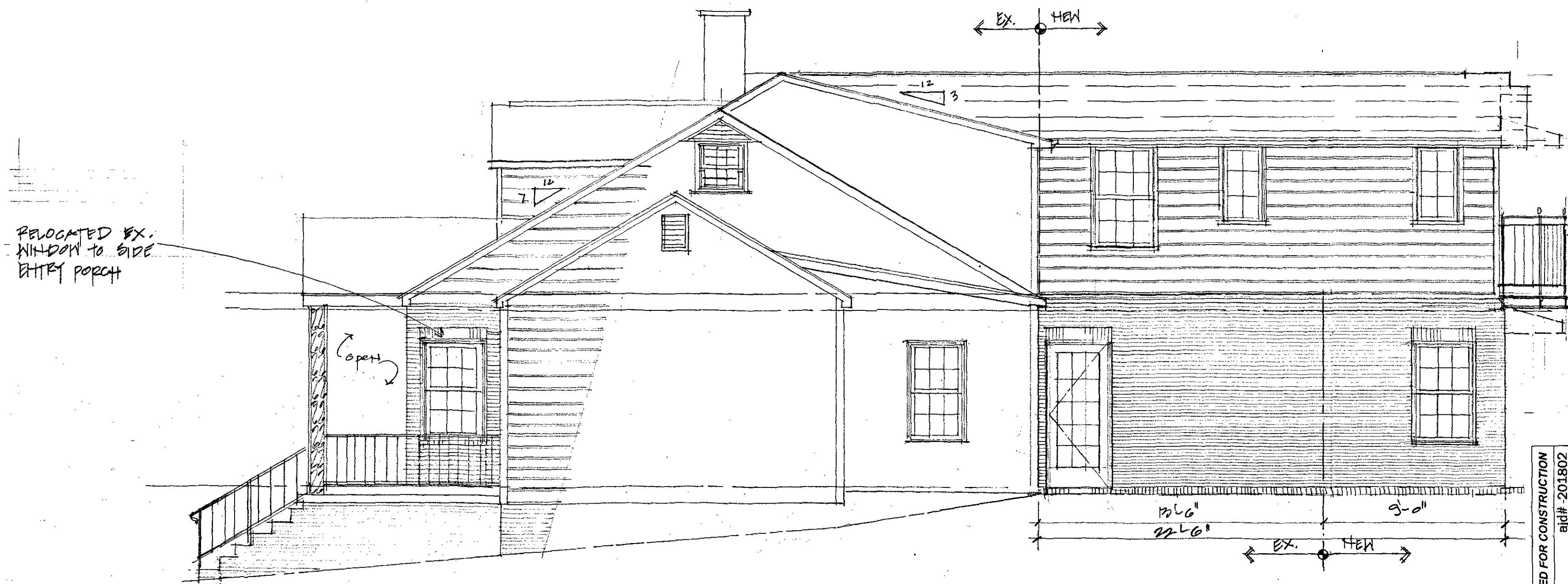


1
A-2.2
 PROPOSED SECOND LEVEL PLAN
 4/5/20

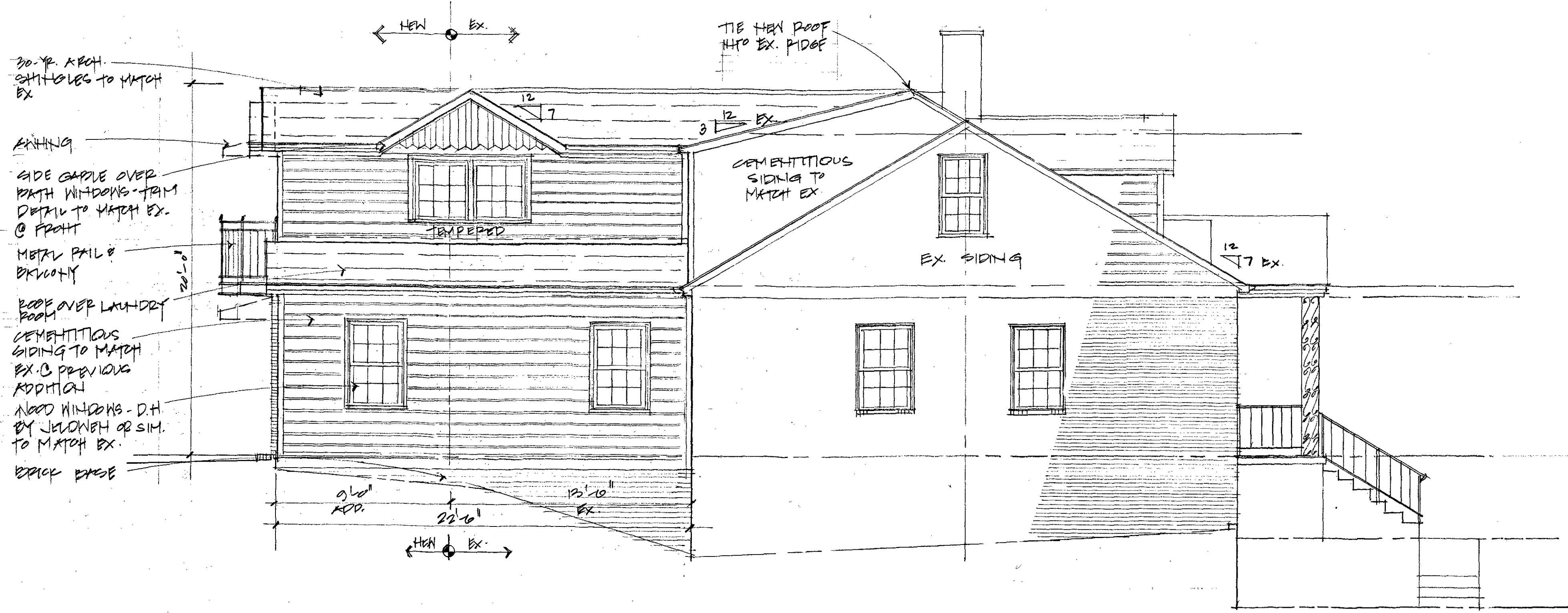
ALICE JOHNSON - DESIGN	ESTES RESIDENCE	Date	Rear Addition	NOT ISSUED FOR CONSTRUCTION
1403 EMORY ROAD, NE	1923 Westminster Way	3/1/18	Dekalb HPC Application	ajd# -201802
ATLANTA, GA 30306	Atlanta, GA 30307			
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ALICE JOHNSON - DESIGN	ESTES RESIDENCE	Date	Rear Addition	NOT ISSUED FOR CONSTRUCTION
1403 EMORY ROAD, NE ATLANTA, GA 30306	1923 Westminster Way Atlanta, GA 30307	3/1/18	Dekalb HPC Application	aid# -201802
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2 PROPOSED SIDE ELEVATION
A-3.2 1/4" = 1'-0"



1 PROPOSED SIDE ELEVATION
A-3.2 1/4" = 1'-0"

A-3.2		ALICE JOHNSON - DESIGN		ESTES RESIDENCE		Date		Rear Addition		NOT ISSUED FOR CONSTRUCTION	
		1403 EMORY ROAD, NE		1923 Westminster Way		3/1/18		Dekalb HFC Application		ajd# 201802	
		ATLANTA, GA 30306		Atlanta, GA 30307							