



HOLLAND. AJO COPY

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

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1972 Westminster Way, NE, Atlanta, GA 30307

Applicant: Alice Johnson DESIGN E-Mail: aj.johnson@earthlink.net

Applicant Mailing Address: 1403 Emory Rd NE, Atlanta, GA 30306

Applicant Phone(s): 404.909.0057 m Fax: —

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

Owner(s): Brandon Holland E-Mail: hollandbd@gmail.com
Lacey Holland E-Mail: lbroadland@gmail.com

Owner(s) Mailing Address: 1972 Westminster Way NE, Atlanta, GA 30307

Owner(s) Telephone Number: 918-695-5805 (LACEY HOLLAND)

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1990

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:
- Demolition of existing non-historic deck, to be replaced by new screened porch/deck addition @ rear of house.
- Addition of 2 new double hung windows to match existing - (wood, with sim. divided lites, permanently affixed muntin bars @ exterior & interior w/ space bar between glazing).

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), Brandon + Lacey Holland

being (owner) (owners) of the property 1972 Westminister Way NE, Atlanta, GA 30307,

hereby delegate authority to _____

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

[Signature] 2/27/18 Lacey Holland 2/27/18
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

1972 Westminster Way NE, Atlanta, GA 30307

2/28/18

Submitted by Alice Johnson DESIGN on behalf of Brandon & Lacey Holland

Description:

Existing 2-story home, constructed in 1990, is a non-historic structure in the Emory Grove Historic District. Scope of proposed work to include:

1. At existing dining room on SE wall, add 2 new double hung windows to match existing.
2. Construct new rear screened porch @ NE corner of existing house with new deck and stair.
3. Lot coverage with new porch/deck and reworked patio = 30.6%



View of Front Elevation



Existing Rear Elevation



Rear Corner (Location of Proposed screen porch and Dining Room Windows)



View from Right-of-Way along Driveway



View from Right-of-Way Along East Façade (Proposed porch and dining room window addition)

PROJECT DESCRIPTION:

CONSTRUCTED IN 1990, EXISTING RESIDENCE 2-STORY 3 BR/3 1/2 BA HOME (NO BASEMENT) .TYPE OF CONSTRUCTION IS WOOD-FRAME WITH CEMENTITIOUS SIDING EXTERIOR FINISH.

SCOPE OF WORK:

DEMOLITION OF EXISTING REAR DECKING AND STEPS,
CONSTRUCTION OF NEW SCREENED PORCH (SUPLEMENTING EXISTING DECK STRUCTURE),
CONSTRUCTION OF NEW DECK AND STEPS
ADDITION OF 2 NEW WINDOWS TO MATCH EXISTING @ SE SIDE OF HOUSE LOCATED AT EXISTING DINING

ZONING INFORMATION: NOTES: HPC CERTIFICATE OF APPROPRIATENESS REQUIRED

ADDRESS:

1972 WESTMINSTER WAY
ATLANTA, GA 30307

LOCATED IN THE EMORY GROVE HISTORIC DISTRICT

R-75: SINGLE FAMILY RESIDENTIAL – INTERIOR LOT

	ALLOWABLE	EXISTING	PROPOSED ADDITION
MIN. LOT SIZE	7,500	17,004	N/A
FRONT YARD SETBACK	40'	42'	N/A
SIDE YARD SETBACK	7.5' INTERIOR	SE CORNER 12.6' NW 22.3'	NE CORNER 15.1'
REAR YARD SETBACK	40'		
MIN. STREET FRONTAGE	75''	65.01'	N/A
MAX LOT COVERAGE	35%	30%	30.6%
MAX HEIGHT (AVG. MEDIAN)	35'	24'	N/A

EXISTING CONDITIONS:

EXISTING LOT = .39 AC = 65.01' x 211.92' x 95.10' x 212.40' = 17,004 S.F.
MAX ALLOWABLE LOT COVEAGE @35% = .35 X 17004 =5,951.4 = 5,951 SF

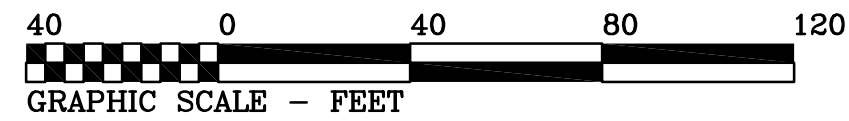
EXISTING LOT COVERAGE = 5,030/17,004 SF = .2958 = 30% <35%

HOUSE	1,043
GARAGE	897
WOOD DECK REAR	445
CONC DRIVE & WALK & STOOP	1,924
REAR PAVED SURFACES	721
TOTAL EXISTING LOT COVERAGE	5,030

PROPOSED LOT COVERAGE = 5,201/17,004 = .3058= 30.6% <35%

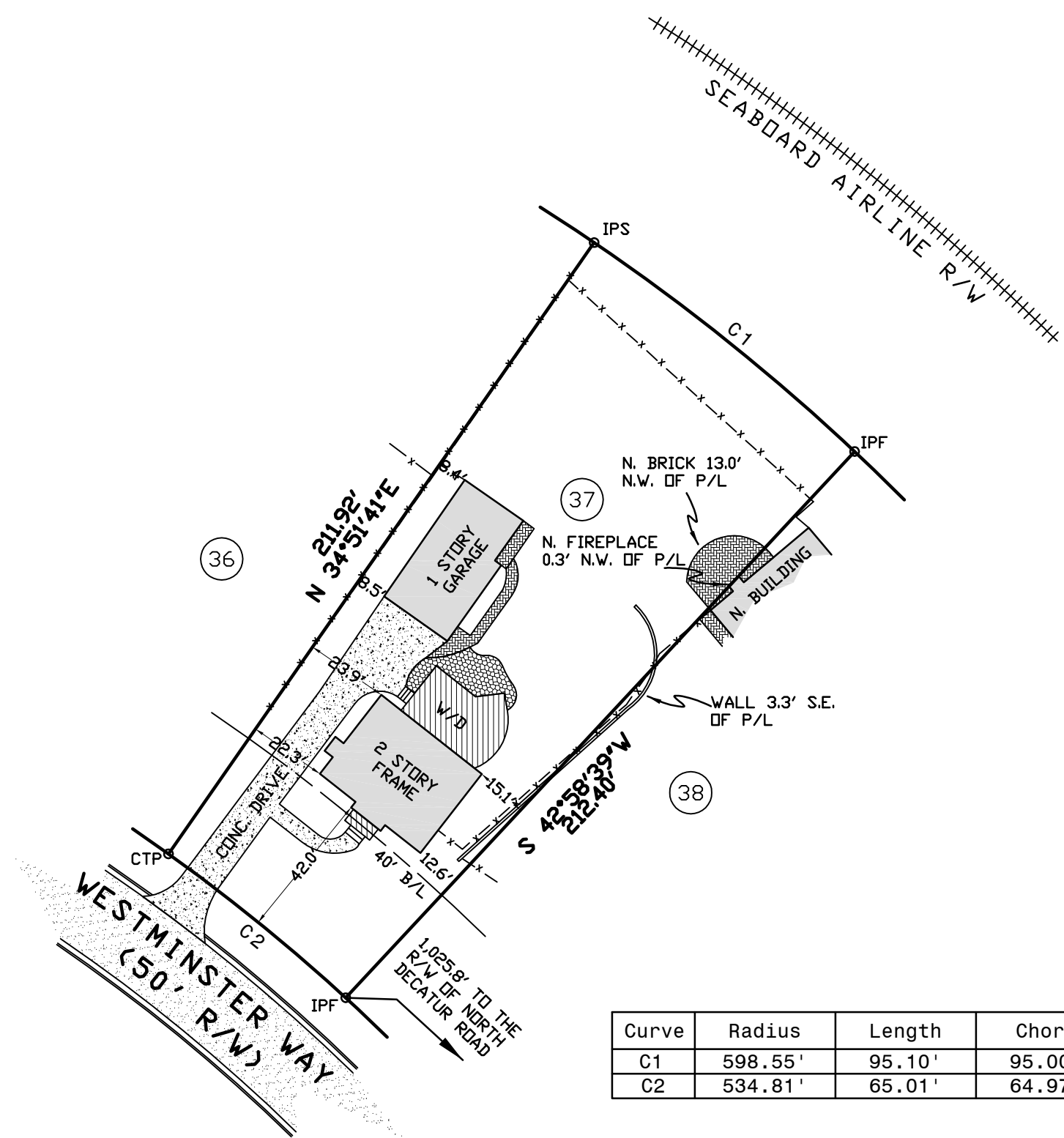
- DEMO OF REAR DECK = - 445 SF
- NEW SCREEN PORCH & DECK = + 472 SF
- NEW STEPS AND ADDED PATIO = + 144 SF
- + 171 SF CHANGE

- LEGEND**
- I.P.F. = IRON PIN FOUND (1/2" REBAR)
 - I.P.S. = IRON PIN SET (1/2" REBAR)
 - O.T.P. = OPEN TOP PIPE
 - C.T.P. = CRIMPED TOP PIPE
 - U.S.C.M.F. = U.S. CORP MONUMENT FOUND
 - C.M.F. = CONCRETE MONUMENT FOUND
 - A.X.F. = AXLE FOUND
 - R.W.M. = RIGHT OF WAY MONUMENT
 - R/W = RIGHT OF WAY
 - P/L = PROPERTY LINE
 - C/L = CENTER LINE
 - B/L = BUILDING LINE
 - LL = LAND LOT
 - L.L.L. = LAND LOT LINE
 - G.M.D. = GEORGIA MILITIA DISTRICT
 - P.P. = POWER POLE
 - P- = POWER LINE
 - X- = FENCE LINE
 - SF- = SILT FENCE LINE
 - XTW = CROSS TIE WALL
 - Rad. = RADIUS
 - Chd. = CHORD
 - Arc. = ARC LENGTH
 - N/O/F = NOW OR FORMERLY
 - P.B. = PLAT BOOK
 - D.B. = DEED BOOK
 - P.G. = PAGE
 - D.E. = DRAINAGE EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT
 - F.H. = FIRE HYDRANT
 - M.H. = MANHOLE
 - U.M.H. = UTILITY MANHOLE
 - C.B. = CATCH BASIN
 - J.B. = JUNCTION BOX
 - D.I. = DROP INLET
 - N. = NEIGHBORS
 - 999.0 E. = EXISTING SPOT ELEVATION
 - 999.0 P. = PROPOSED SPOT ELEVATION
 - F.F.E. = FINISHED FLOOR ELEVATION
 - FLOW- = SURFACE DRAINAGE FLOW



AREA=
17,004 SQ. FT.
0.390 ACRES

PROPERTY ADDRESS:
1972 WESTMINSTER WAY
ATLANTA, GA 30307



Curve	Radius	Length	Chord	Chord Bear.
C1	598.55'	95.10'	95.00'	S 51°16'26" E
C2	534.81'	65.01'	64.97'	N 50°56'28" W



BUSBEE & POSS
LAND SURVEYING COMPANY

3408 HOWELL STREET, SUITE A
DULUTH, GEORGIA 30096
770.497.9866
FAX: 770.497.9881

www.busbeeandposs.com

SURVEY FOR:
BRANDON HOLLAND & LACEY HOLLAND

LOT 37, BLOCK C, EMDRY GROVE, SECTION 2
PLAT BOOK 12, PAGE 112
DEED BOOK 14567, PAGE 2112
LAND LOT 51, 18th DISTRICT, DEKALB COUNTY, GEORGIA
SCALE: 1"=40' DATE: JANUARY 8th, 2016

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13089C0066 J, DATED MAY 16th 2013, ZONE "X".

RICKY C. BUSBEE, GEORGIA R.L.S. 2497 - BUSBEE & POSS LAND SURVEYING, L.S.F. 1056

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.

THIS TRAVERSE HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN "OPEN" FEET. EQUIPMENT USED: TOPCON GTS-225

FIELD WORK -RB/DM/HW- 1/5/16 DRAWN BY MP|J.N. BP12530

ANCE 2-STORY 3 BR/3 1/2 BA HOME (NO BASEMENT) .TYPE OF
MENTITIOUS SIDING EXTERIOR FINISH.

AND STEPS,
SH (SUPPLEMENTING EXISTING DECK STRUCTURE),
S
EXISTING @ SE SIDE OF HOUSE LOCATED AT EXISTING DINING

HPC CERTIFICATE OF APPROPRIATENESS REQUIRED

DISTRICT

ERIOR LOT

ALLOWABLE	EXISTING	PROPOSED ADDITION
7,500	17,004	N/A
40'	42'	N/A
7.5' INTERIOR	SE CORNER 12.6' NW 22.3'	NE CORNER 15.1'
40'		
75"	65.01'	N/A
35%	30%	30.6%
35'	24'	N/A

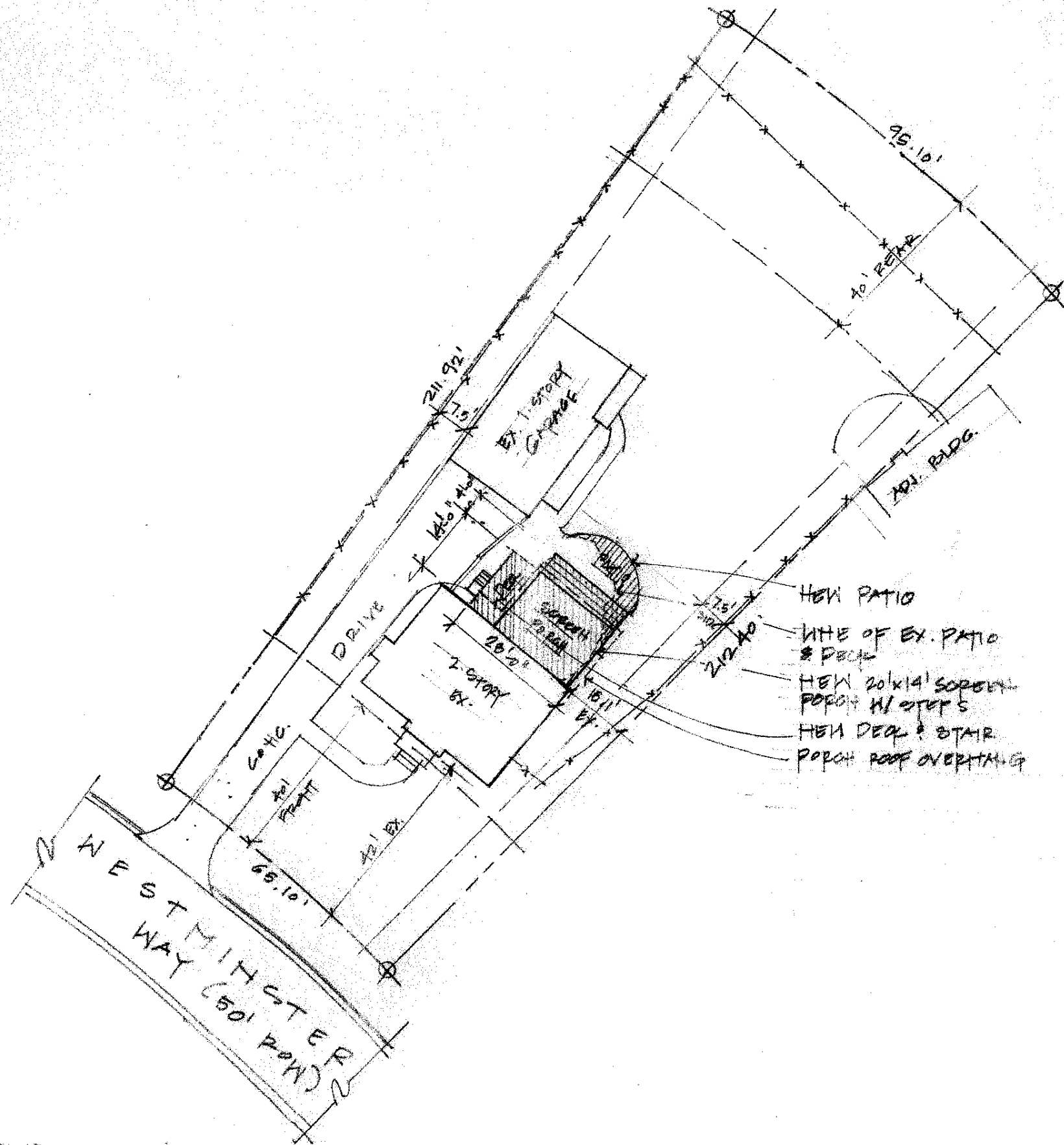
$95.10' \times 212.40' = 17,004$ S.F.

$35' \times 17004 = 5,951.4 = 5,951$ SF

$171 \text{ SF} = .2958 = 30\% < 35\%$

$04 = .3058 = 30.6\% < 35\%$

= - 445 SF
= + 472 SF
= + 144 SF
+ 171 SF CHANGE



1 PROPOSED ARCHITECTURAL SITE PLAN
A-01 1:20



No.	Date	Screen Porch
	2/28/18	HPC Submittal

HOLLAND RESIDENCE	
1972 Westminster Way	
Atlanta, GA 30307	

ALICE JOHNSON - DESIGN	
1403 EMORY ROAD, NE	
ATLANTA, GA 30306	

A-0

PROJECT DIRECTORY

OWNER:
BRANDON & LACEY HOLLAND
1972 WESTMINSTER WAY
ATLANTA, GA 30307

918-695-5805 CONTACT: LACEY HOLLAND

ARCHITECTURE:
ALICE JOHNSON DESIGN
1403 EMORY ROAD, NE
ATLANTA, GA 30306

404-909-0057 CONTACT: ALICE JOHNSON

CONTRACTOR:
GREENEHEAD CONSTRUCTION
200 HOWARD ST. NE
ATLANTA, GA 30317

404-316-7279 CONTACT: JENNIFER GREENE

DRAWING LIST

DRAWING	DESCRIPTION
A-0.1	Drawing List, Directory, Site Analysis, Proposed Architectural Site Plan
A-1.1	Existing Main Level Plan with Demolition Notes
A-1.2	Existing Front & Side Elevations with Demolition Notes
A-2.1	Proposed Partial Main Level Addition Plan & Notes Proposed Roof Plan
A-3.1	Proposed Rear and Side Elevations

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ATLANTA, GA 30307

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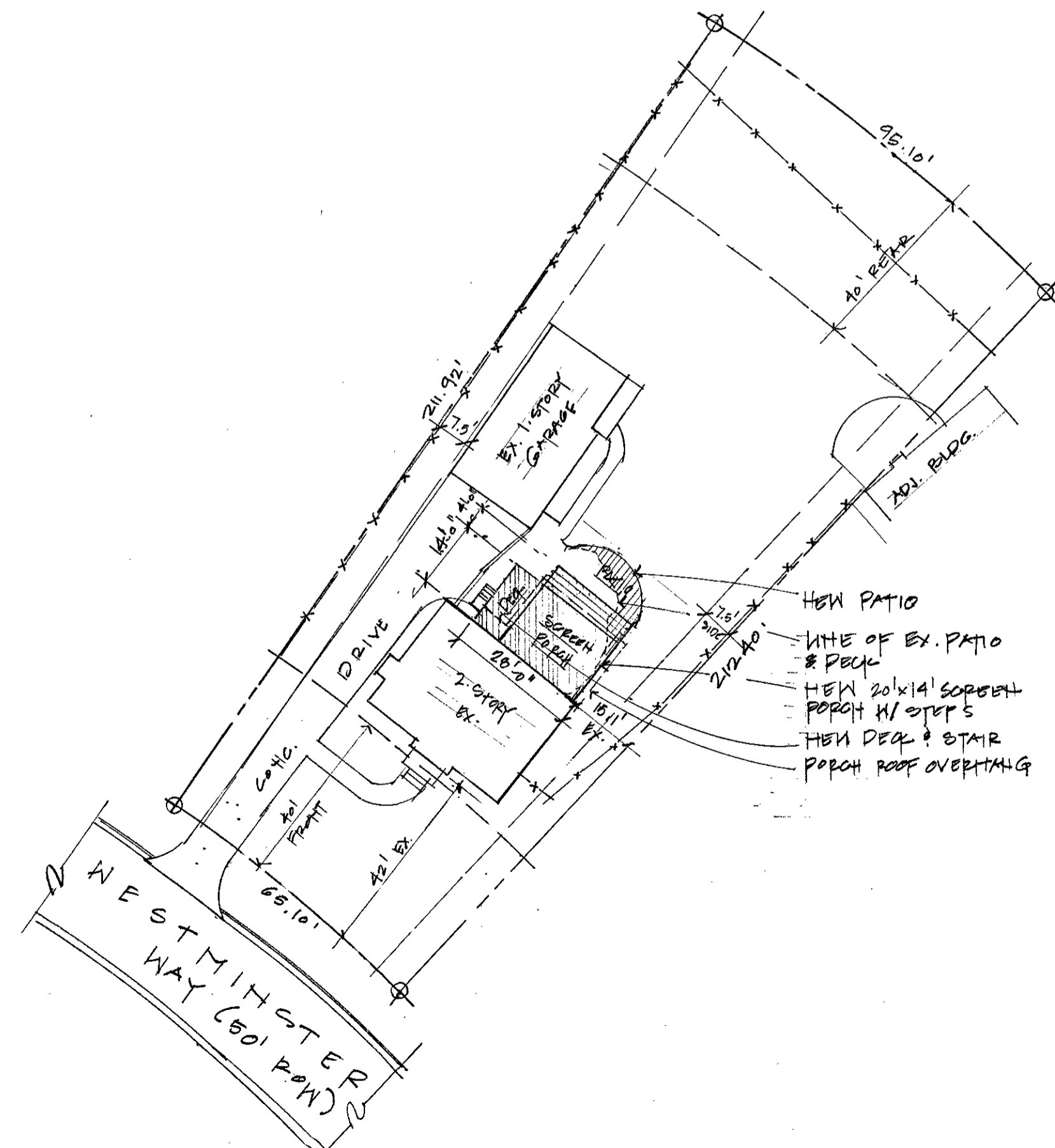
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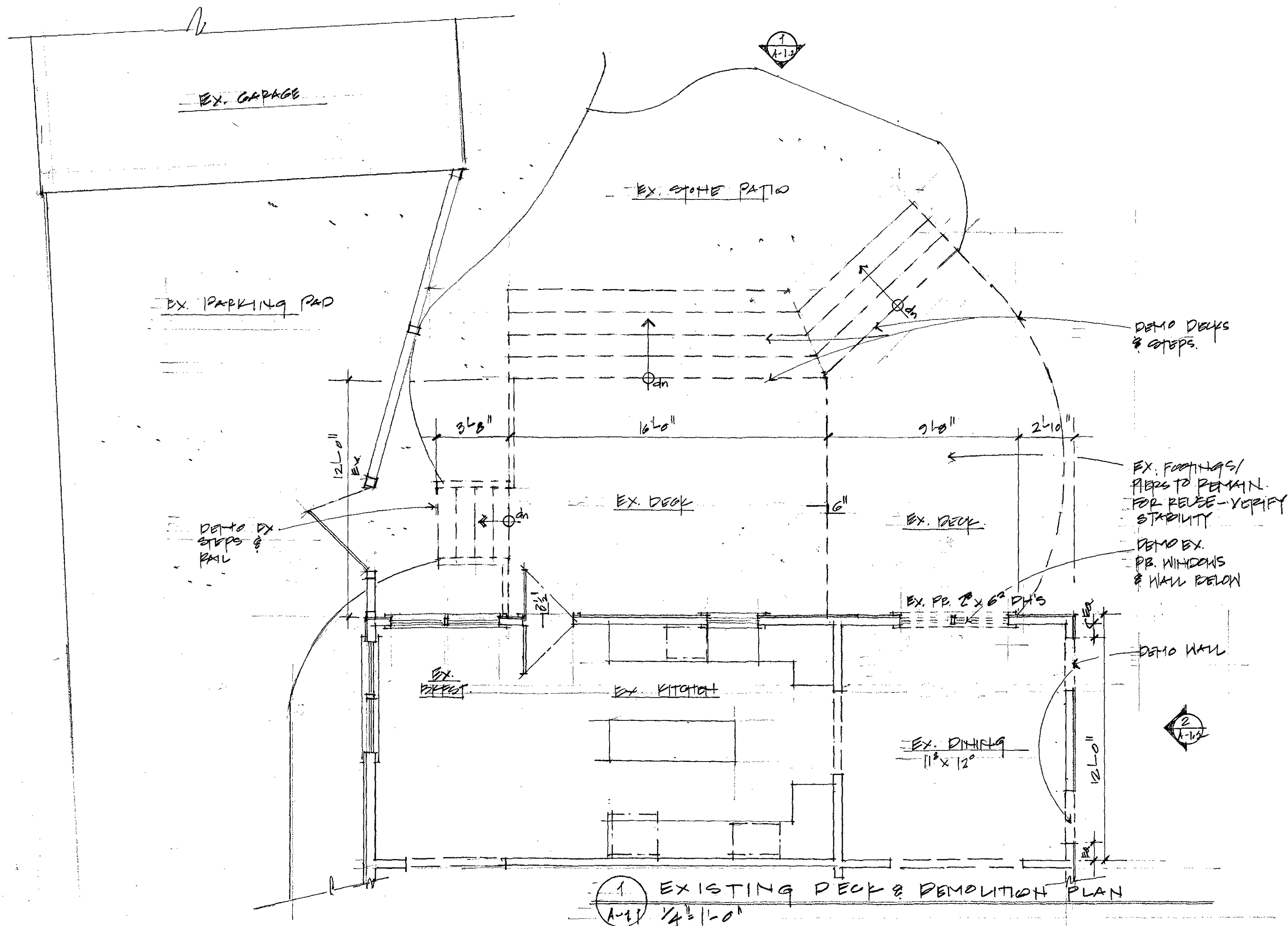


1 PROPOSED ARCHITECTURAL SITE PLAN
A-0.1 1:20

ALICE JOHNSON - DESIGN 1403 EMORY ROAD, NE ATLANTA, GA 30306	HOLLAND RESIDENCE 1972 Westminister Way Atlanta, GA 30307	Date 2/28/18	Screen Porch HPC Submittal	Not ISSUED FOR CONSTRUCTION a/d# - 201801
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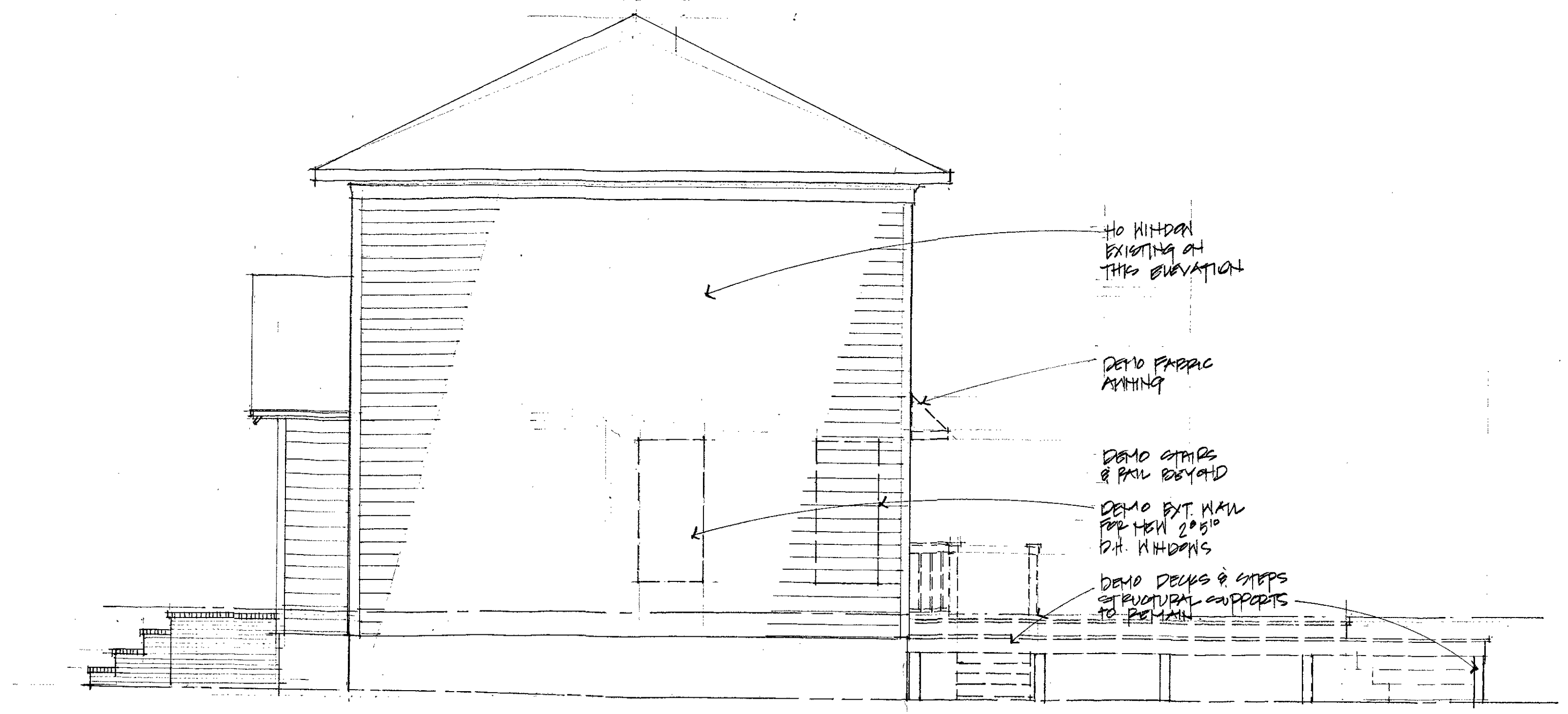
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A-0.1

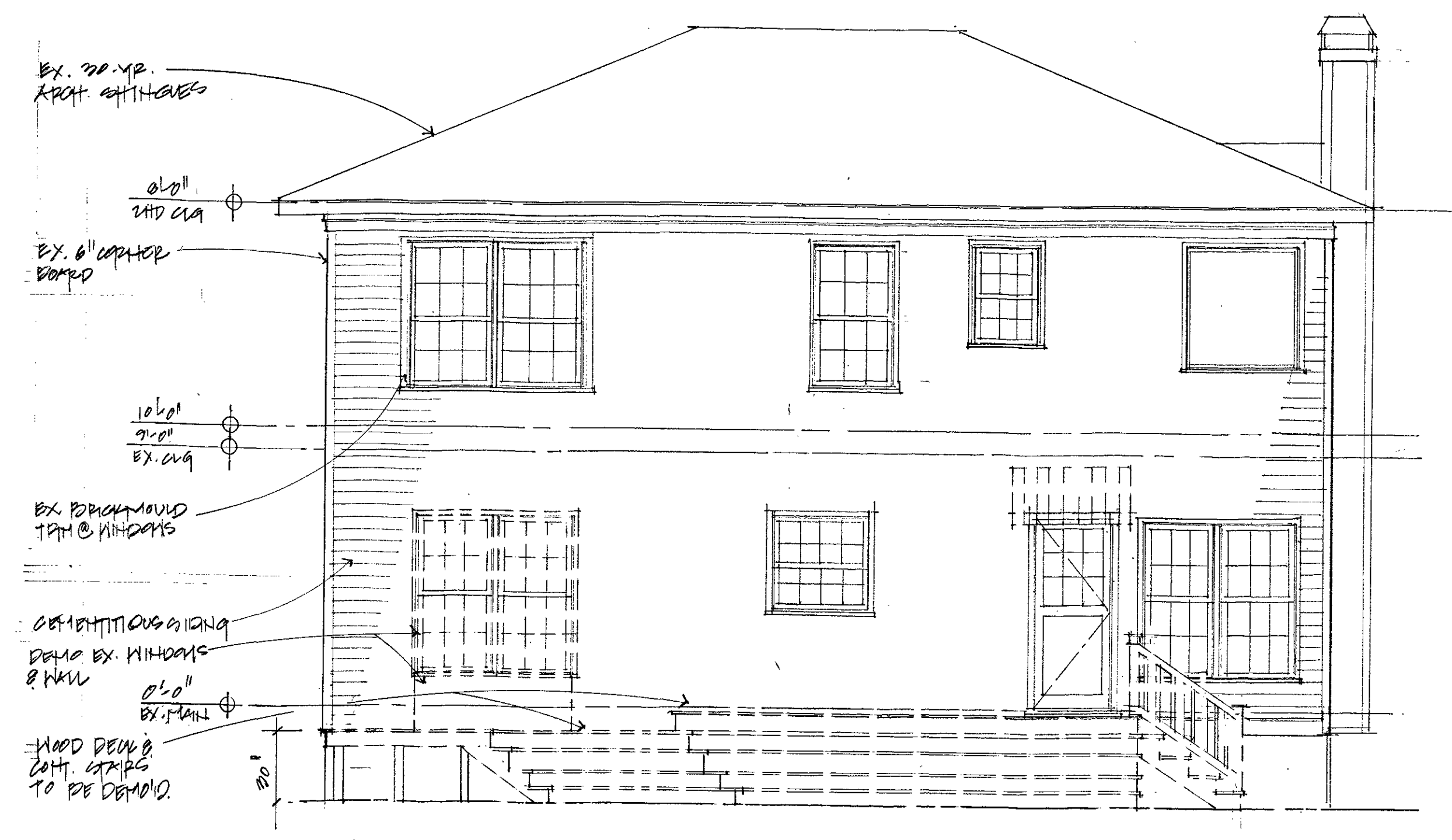


ALICE JOHNSON - DESIGN 1403 EMORY ROAD, NE ATLANTA, GA 30306	HOLLAND RESIDENCE 1972 Westminster Way Atlanta, GA 30307	Date 2/28/18	Screen Porch HPC Submittal	NOT ISSUED FOR CONSTRUCTION Bldg# 201801
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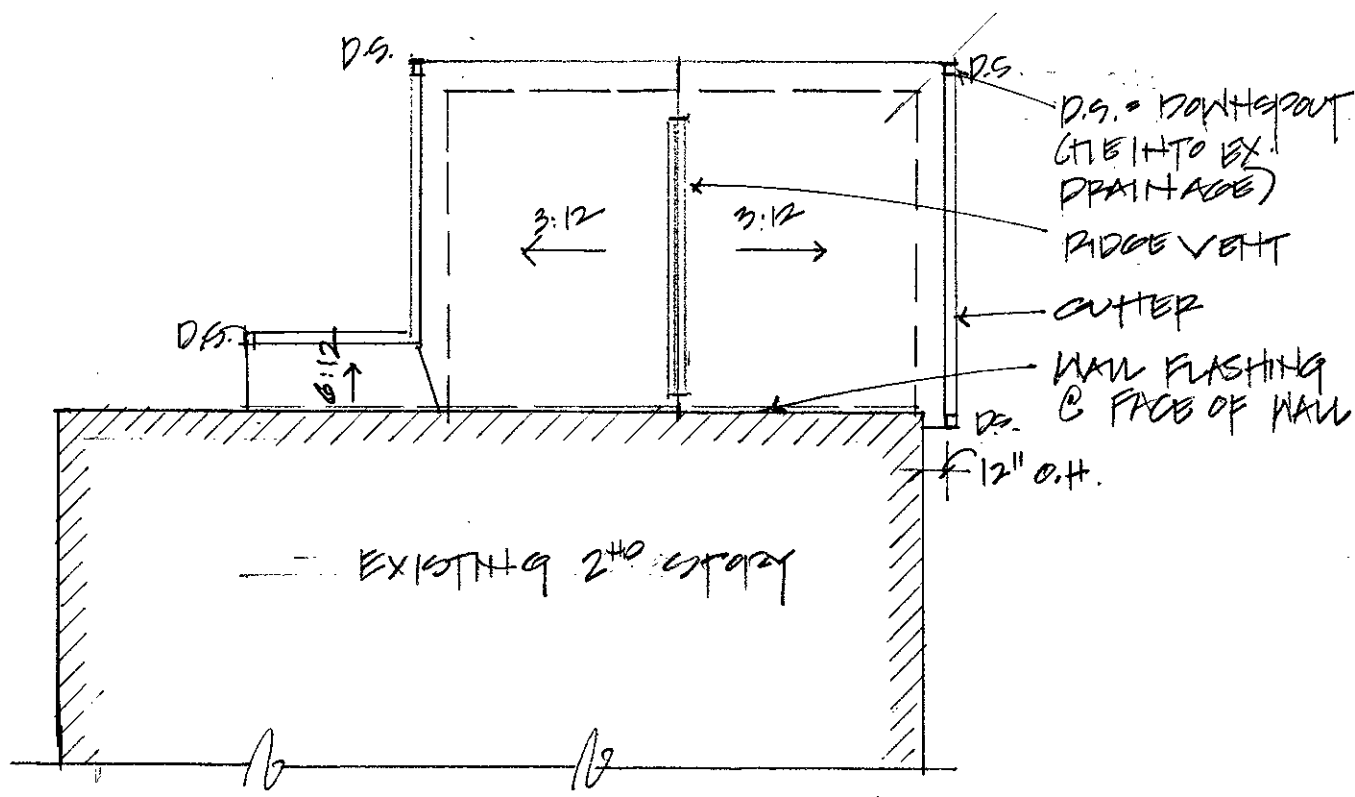
2 EXISTING/DEMOLITION @ SIDE ELEVATION
A-1.2 1/4" = 1'-0"



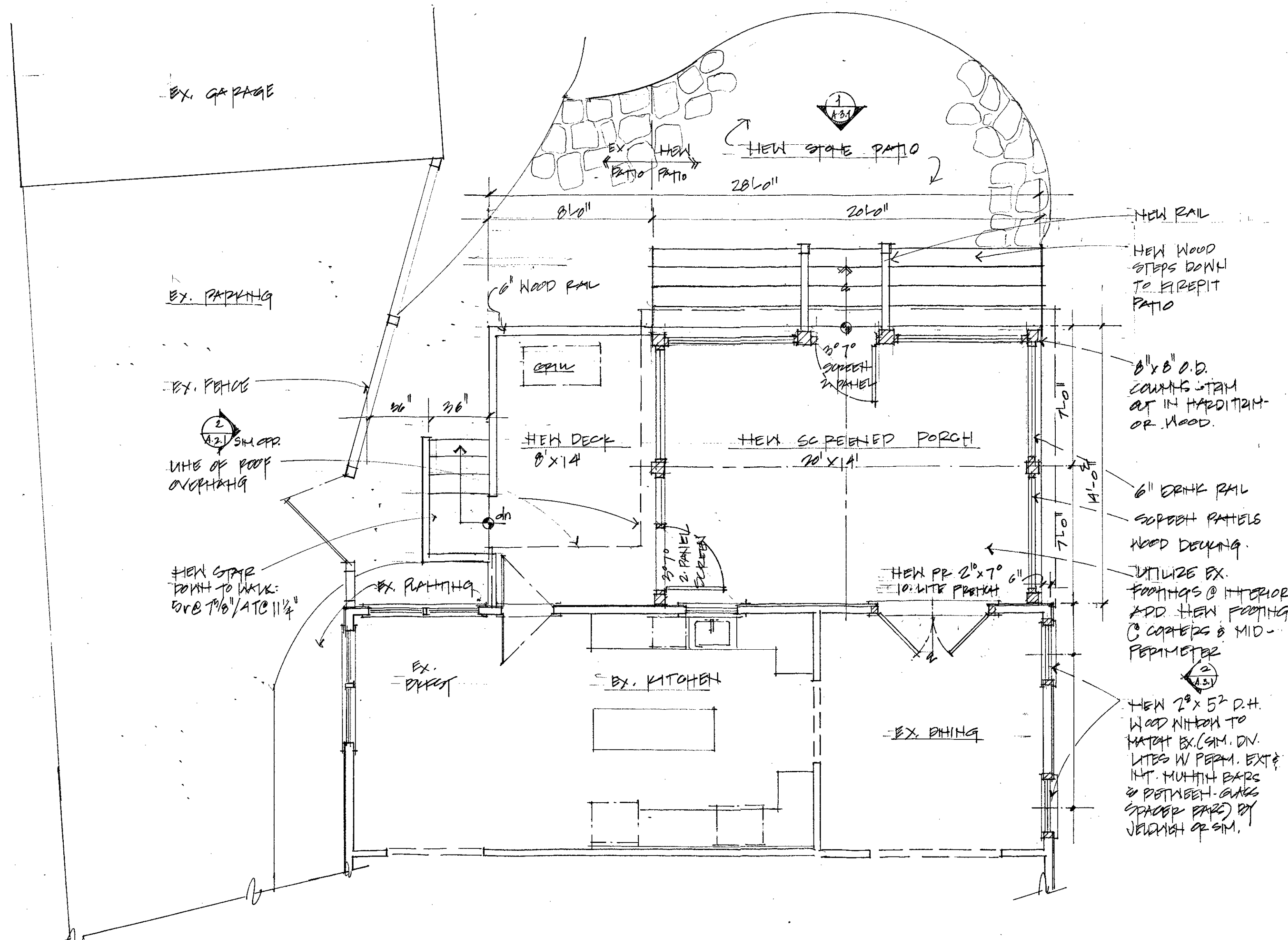
1 EXISTING/DEMOLITION @ REAR ELEVATION
A-1.2 1/4" = 1'-0"

ALICE JOHNSON - DESIGN 1403 EMORY ROAD, NE ATLANTA, GA 30306	HOLLAND RESIDENCE 1972 Westminster Way Atlanta, GA 30307	Date 2/28/18	Screen Porch HPC Submittal	NOT ISSUED FOR CONSTRUCTION
				aj# 201801

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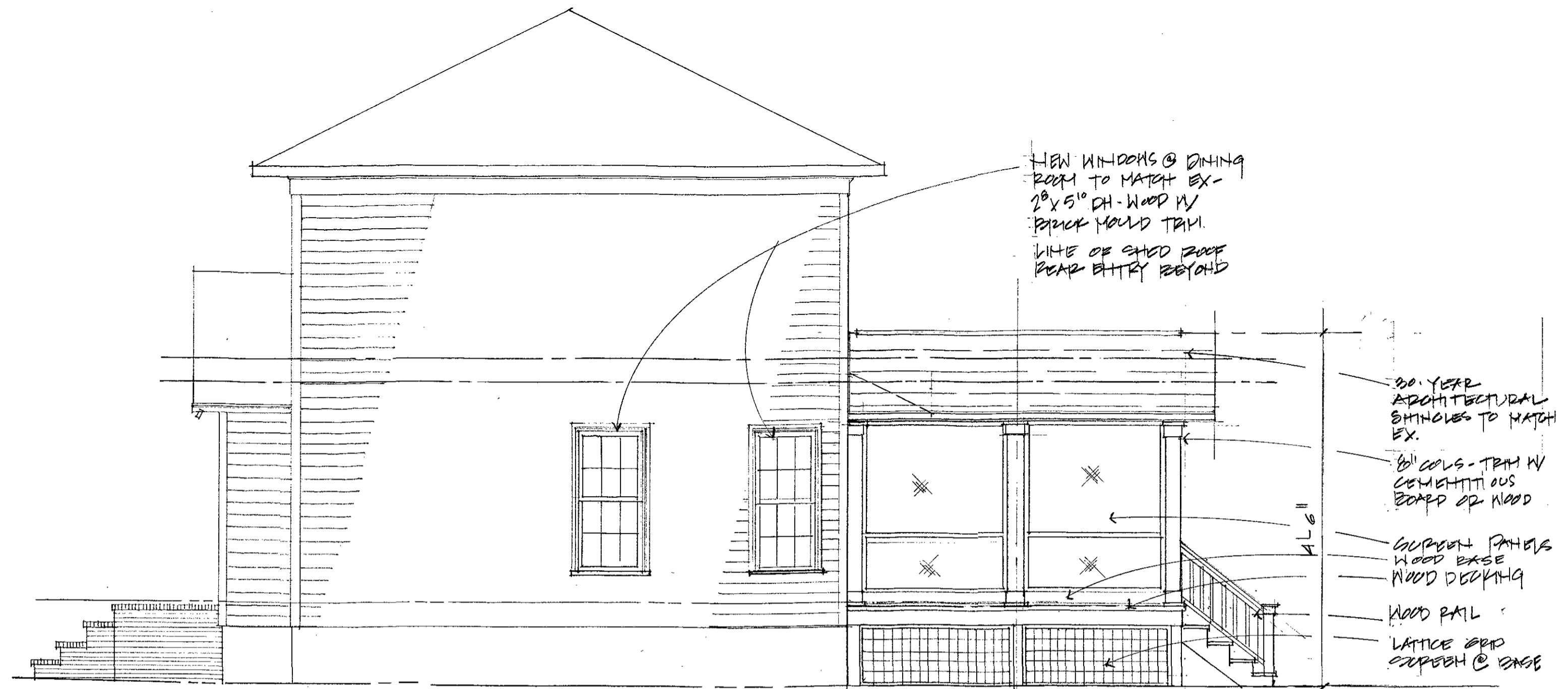


2 PROPOSED ROOF PLAN
A-2.1 1/8" = 1'-0"

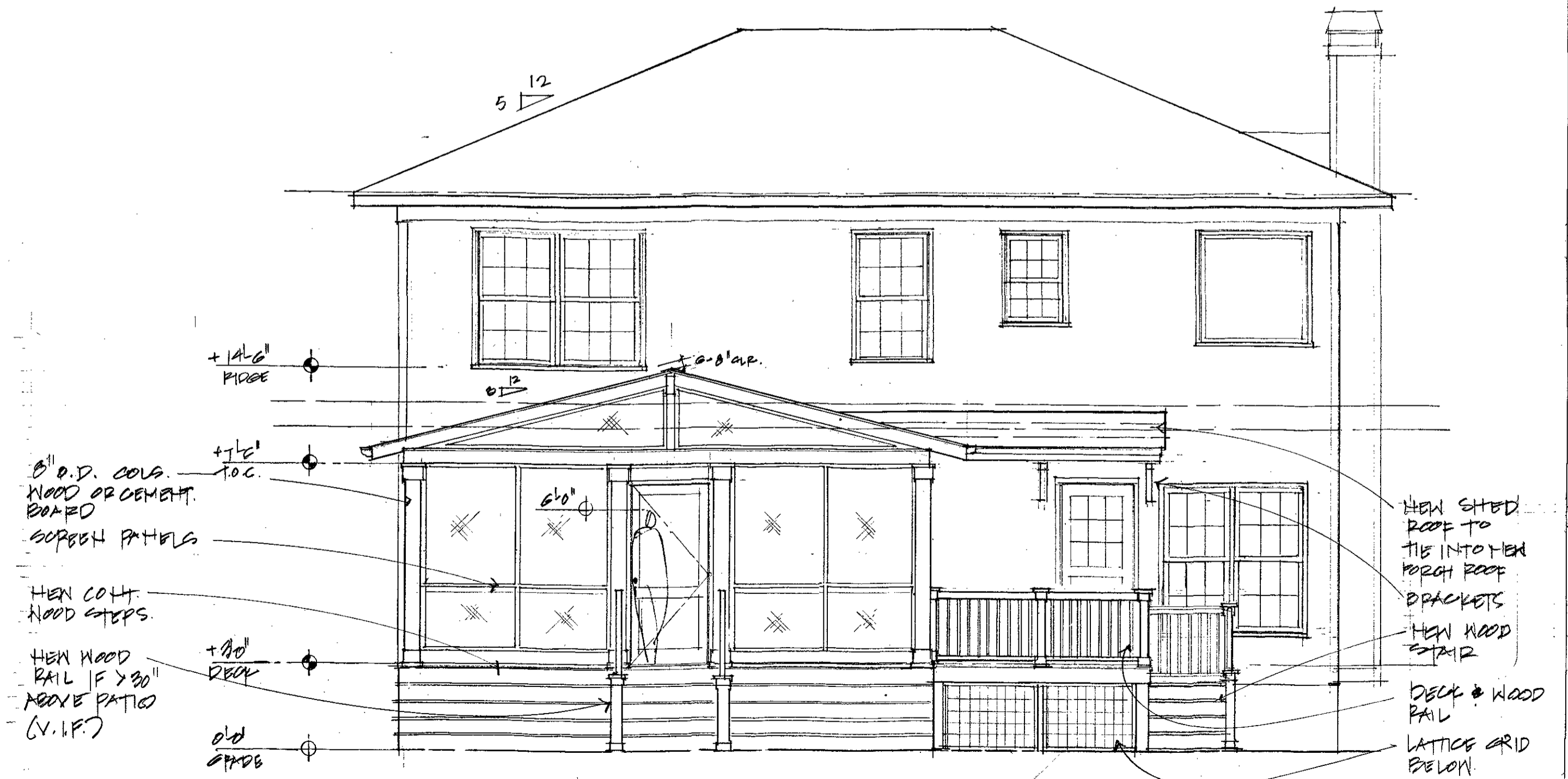


1 PROPOSED PLAN
A-2.1 1/4" = 1'-0"

ALICE JOHNSON - DESIGN	HOLLAND RESIDENCE	ISSUED FOR CONSTRUCTION
1403 EMORY ROAD, NE	1972 Westminster Way	alt# - 201801
ATLANTA, GA 30306	Atlanta, GA 30307	
Date		Screen Porch
2/28/18		HPC Submittal
This drawing is the property of ALICE JOHNSON - DESIGN and is not to be reproduced or copied in whole or part except under the premises of this site and project.		



2. PROPOSED SIDE ELEVATION
A-3.1 1/4" = 1'-0"



1. PROPOSED REAR ELEVATION
A-3.1 1/4" = 1'-0"

ALICE JOHNSON - DESIGN 1403 EMORY ROAD, NE ATLANTA, GA 30306	HOLLAND RESIDENCE 1972 Westminster Way Atlanta, GA 30307	Date	2/28/18	Screen Porch	HPC Submittal	NOT ISSUED FOR CONSTRUCTION	ajd# - 201801
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