

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: 1/24/2020 Application No.: \_\_\_\_\_

Address of Subject Property: 1131 Springdale Rd NE, Atlanta GA 30306

Applicant: A. Wright Marshall, III E-Mail: wright@revivalconstruction.com

Applicant Mailing Address: 1991 Rockledge Road, NE  
Atlanta, Georgia 30324

Applicant Phone(s): 404.888.9886 Fax: 404.888.9959

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

\*\*\*\*\*  
Owner(s): Heather & Doug Scribner E-Mail: hscribner12@gmail.com

Doug Scribner E-Mail: \_\_\_\_\_

Owner(s) Mailing Address: 1131 Springdale Rd. NE, Atlanta GA 30306

Owner(s) Telephone Number: 404-314-5511

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1929 original house / 2012 addition and garage.

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:

Construction of a new covered porch terrace within the footprint of the existing screened porch, covered terrace & terrace.

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.

A. Wright Marshall, III  
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),

Heather Scribner

being (owner) (owners) of the property 1131 Springdale Road, NE, Atlanta, GA  
hereby delegate authority to A. Wright Marshall, II  
to file an application in (my) (our) behalf.

Heather Scribner 11.22.2020  
Signature of Owner/Date

**Please review the following information**

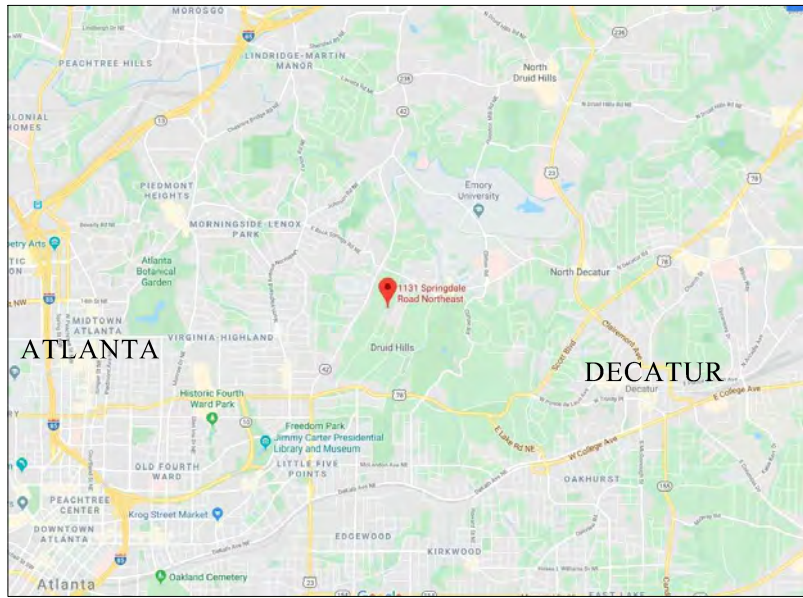
**Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.**

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.

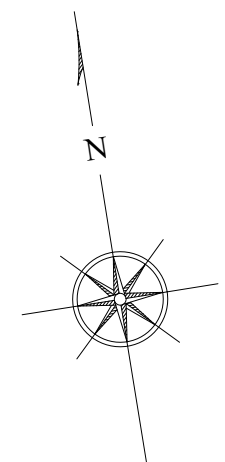
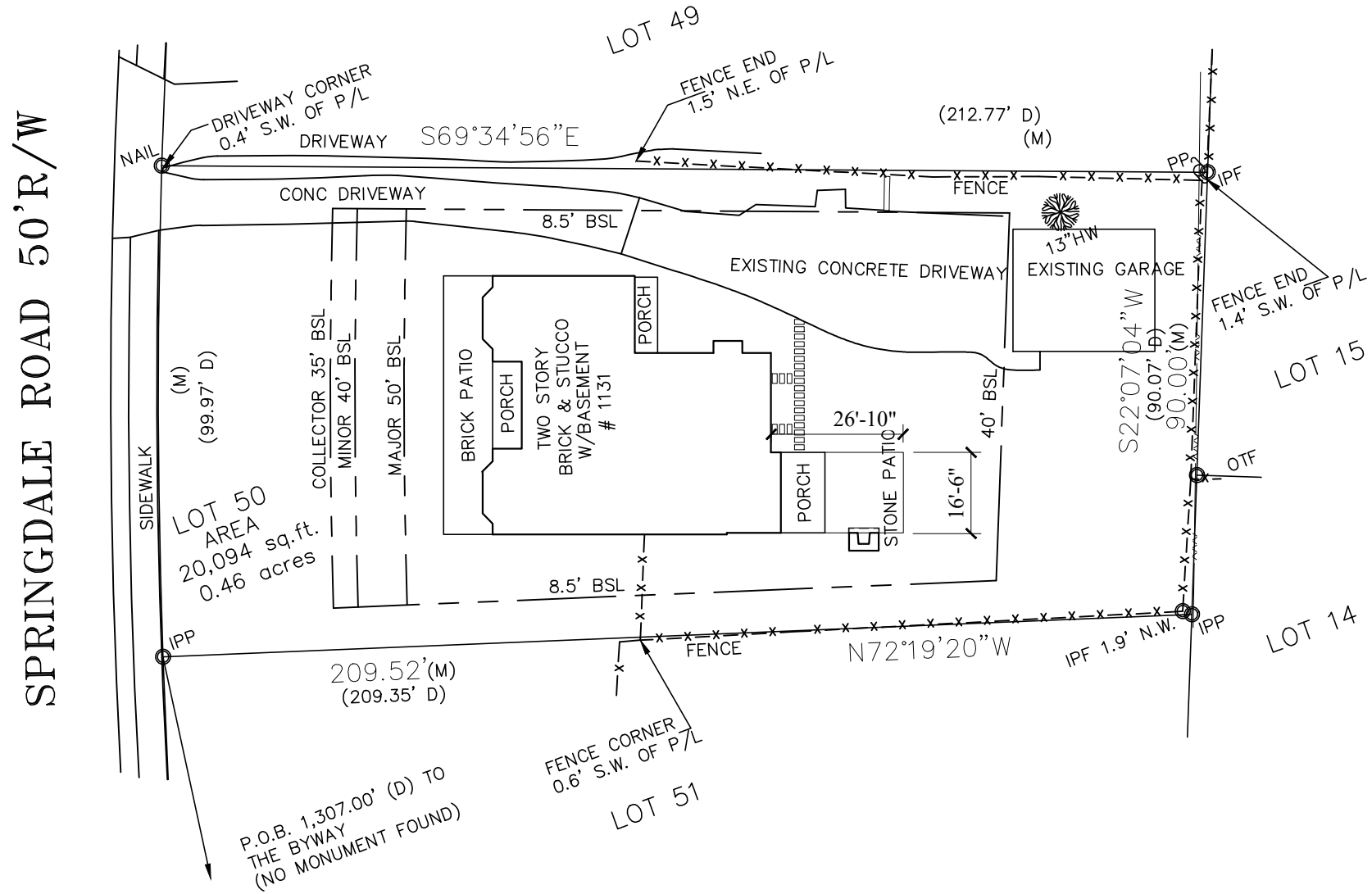
Please contact the preservation planner, David Cullison (404/371-2155), if you have any questions.



VICINITY MAP

SURVEY NOTES

SURVEY IS PREPARED BY SOLAR LAND SURVEYING COMPANY- 770-794-9055. SURVEY IS #2109 DATED JUNE 1, 2012 FOR PROPERTY OWNED BY DOUG AND HEATHER SCRIBNER AT 1131 SPRINGDALE RD, ATLANTA GA 30305. LOT #50 OF DRUID HILLS SUBDIVISION, LAND LOT 2, 18TH DISTRICT, DEKALB COUNTY GA.



SITE PLAN - EXISTING

SCALE: 1/32" = 1'-0"

A PORCH RENOVATION  
for  
HEATHER AND DOUG SCRIBNER

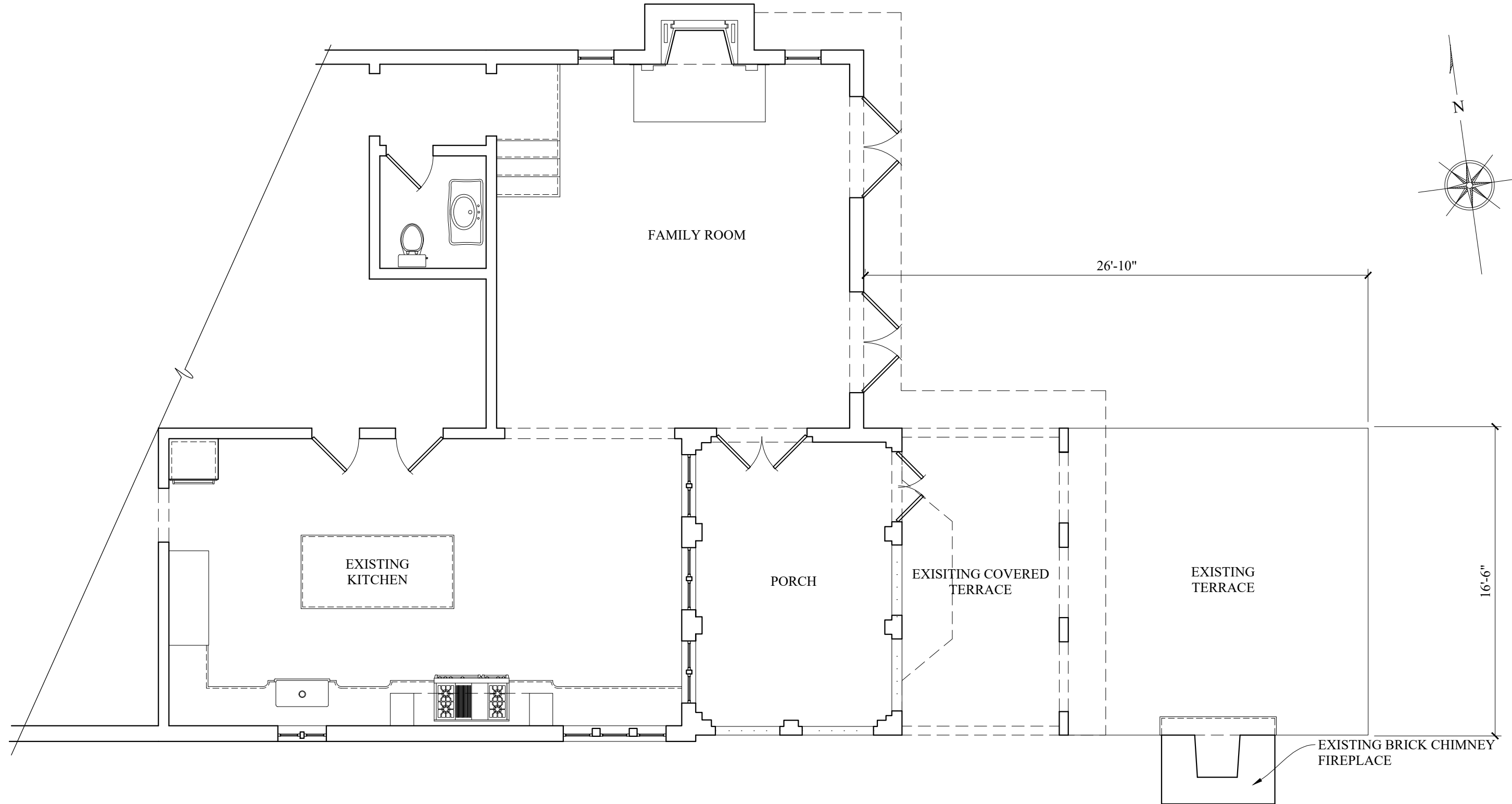
D. STANLEY DIXON

ARCHITECT

SCRIBNER RESIDENCE  
1131 SPRINGDALE ROAD NE  
ATLANTA, GA 30305

D. STANLEY DIXON ARCHITECT  
2300 PEACHTREE ROAD NW  
ATLANTA, GA 30309  
404.574.1430

REVIVAL CONSTRUCTION, INC.  
(WRIGHT MARSHALL, PRESIDENT)  
1991 ROCKLEDGE RD NE  
ATLANTA, GA 30324  
404.888.9836



EXISTING FLOOR PLAN

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

A P O R C H R E N O V A T I O N  
*for*  
 H E A T H E R A N D D O U G S C R I B N E R

D . S T A N L E Y D I X O N  
 A R C H I T E C T

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ATLANTA, GA

1/24/2020





TOWARD NORTH  
(SIDE OF HOUSE)



TOWARD WEST (REAR OF HOUSE)



TOWARD EAST (REAR YARD & GARAGE)



TOWARD SOUTH AND WEST (REAR & SIDE OF HOUSE)



EXISTING CONDITION PHOTOS

A P O R C H R E N O V A T I O N

*for*

H E A T H E R A N D D O U G S C R I B N E R

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EXISTING WEST ELEVATION

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

A PORCH RENOVATION

for

HEATHER AND DOUG SCRIBNER

D. STANLEY DIXON

ARCHITECT

EXISTING  
COPPER ROOF

EXISTING SECOND  
FLOOR

EXISTING FIRST  
FLOOR CEILING

EXISTING FIRST  
FLOOR

EXISTING BRICK  
FIREPLACE &  
CHIMNEY

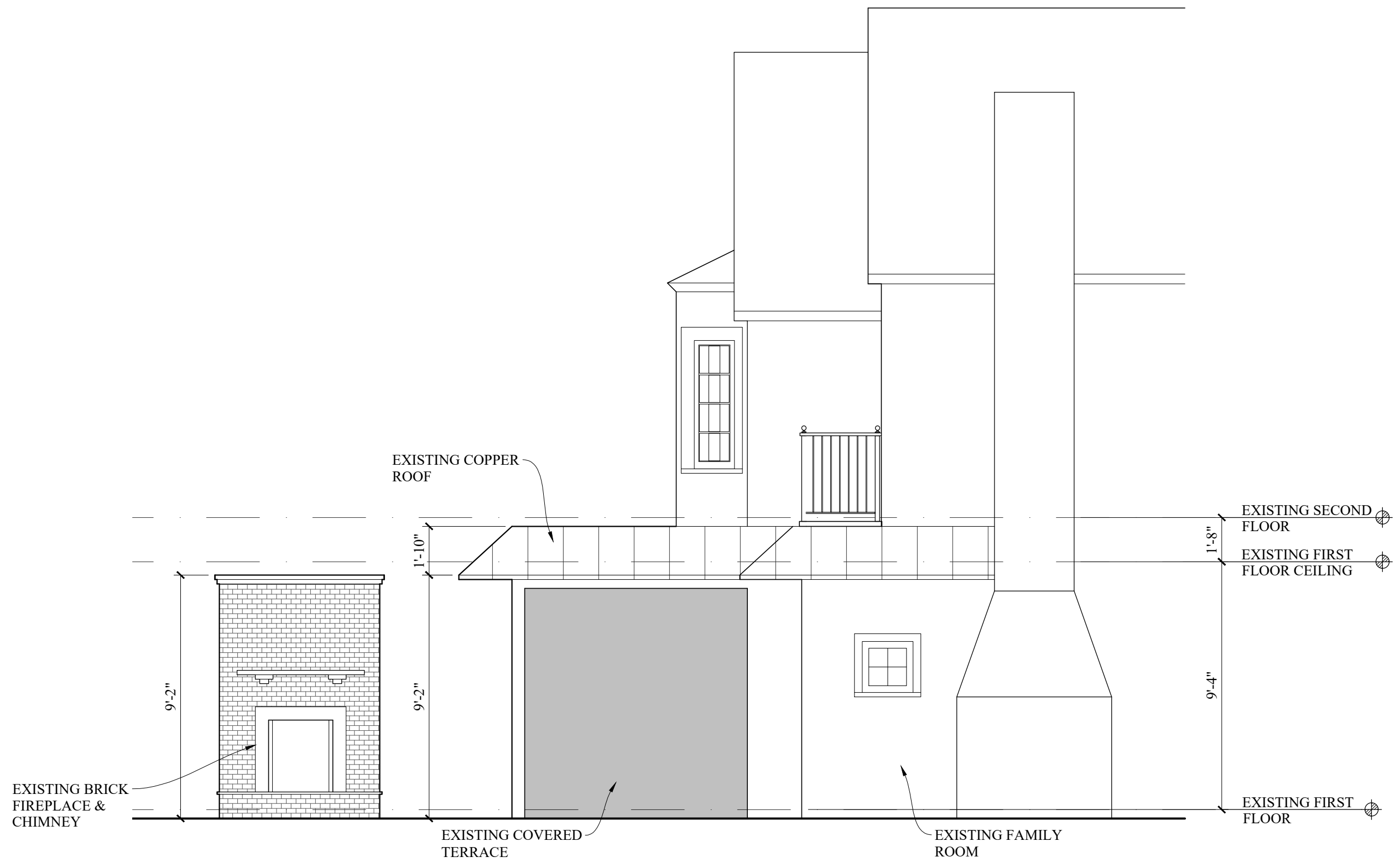
EXISTING COVERED  
TERRACE

EXISTING FAMILY ROOM

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EXISTING SOUTH ELEVATION

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

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*for*  
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 A R C H I T E C T

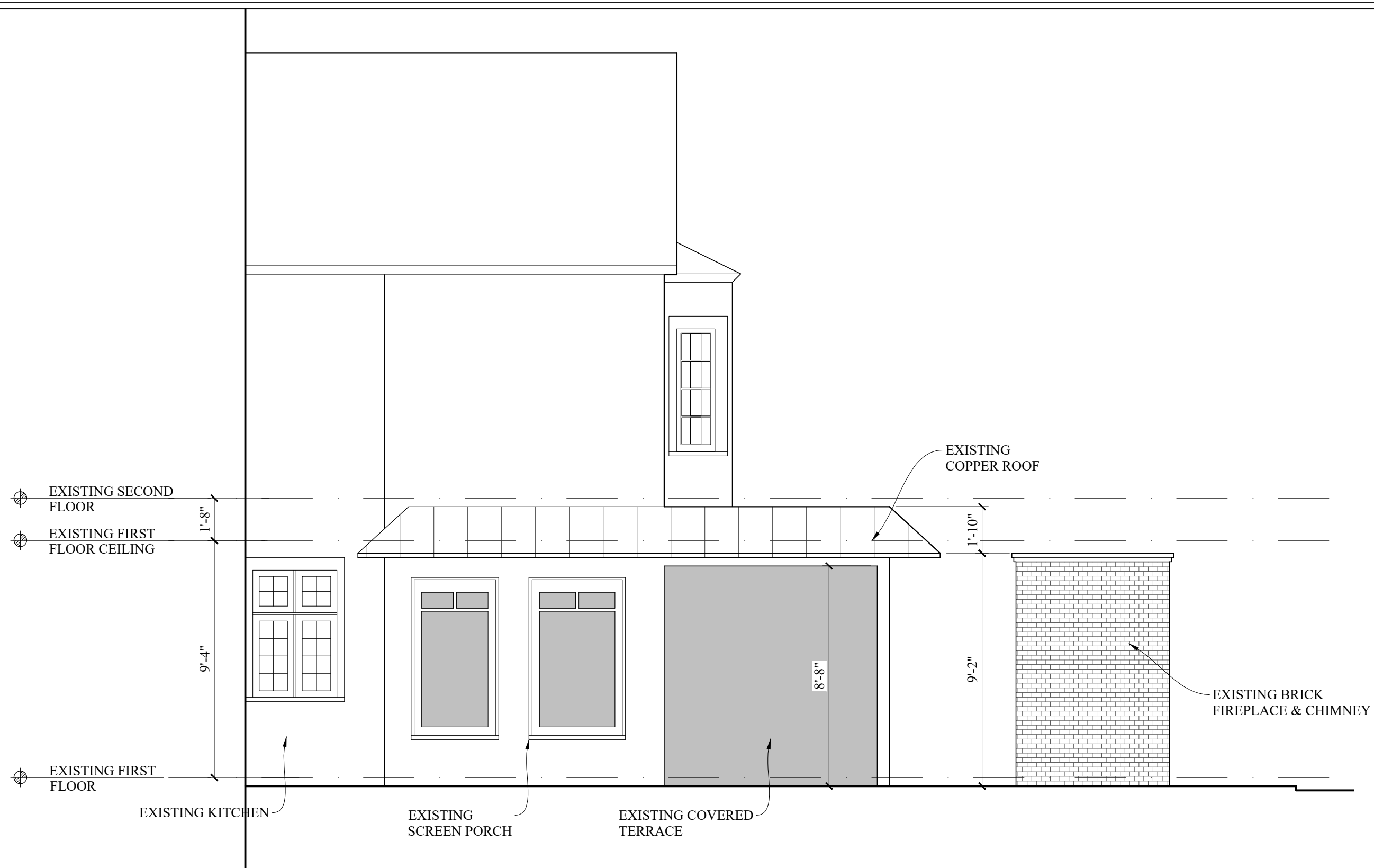
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EXISTING NORTH ELEVATION

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SITE DEVELOPMENT NOTES

1. THE SCOPE OF THIS PROJECT IS THE CONSTRUCTION OF A NEW COVERED TERRACE WITHIN THE FOOTPRINT OF THE EXISTING SCREENED PORCH /COVERED TERRACE/TERRACE.
2. EXISTING CONCRETE DRIVEWAY WILL BE USED AS CONSTRUCTION ENTRANCE FOR EACH CONSTRUCTION ACTIVITY ENTRY TO OR EXIT FROM THE SITE.
3. LAND DISTURBING ACTIVITY IS LIMITED TO AREA SHOWN WITHIN THE EROSION CONTROL FENCING- THERE WILL BE NO GRADING, NO RETAINING WALLS, ADDED OR MODIFICATION OF EXISTING GRADES
4. NO TREES ARE TO BE REMOVED OR ADVERSELY AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
5. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

LOT COVERAGE NOTES

ZONING - R3

LOT COVERAGE

LOT COVERAGE ALLOWED:

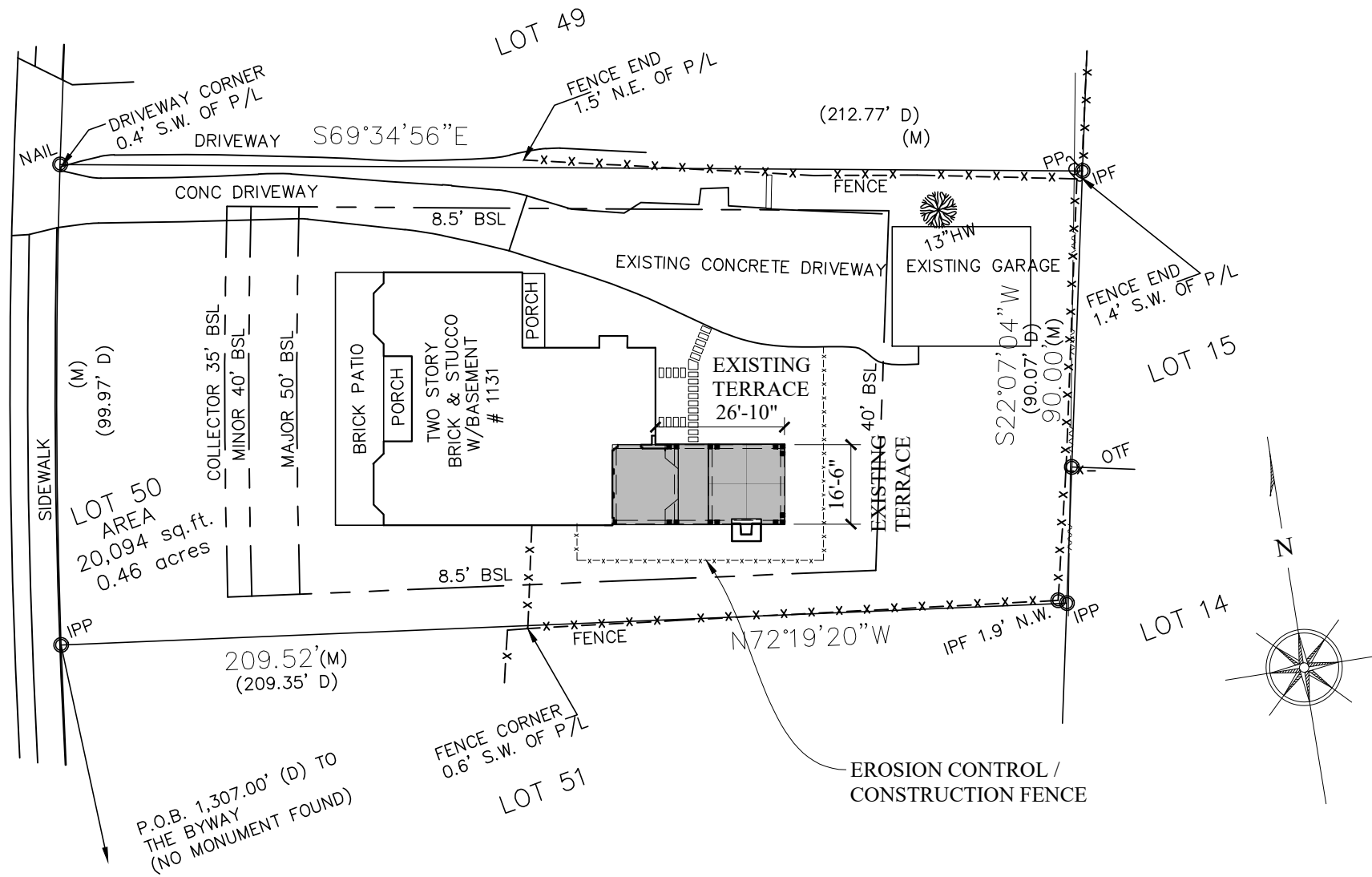
.35 X 20,094 SF = 7,032 SF

ACTUAL AREA:

EXISTING DRIVEWAY -	2,706 SF
EXISTING HOUSE -	2,523 SF
EXISTING FRONT/SIDE PORCHES -	657 SF
NEW COVERED TERRACE AT	
EXISTING REAR PORCH/ TERRACE -	429 SF
EXISTING GARAGE -	716 SF

TOTAL LOT COVERAGE: 7,031 SF

SPRINGDALE ROAD 50'R/W



PROPOSED SITE PLAN

SCALE: 1/32" = 1'-0"

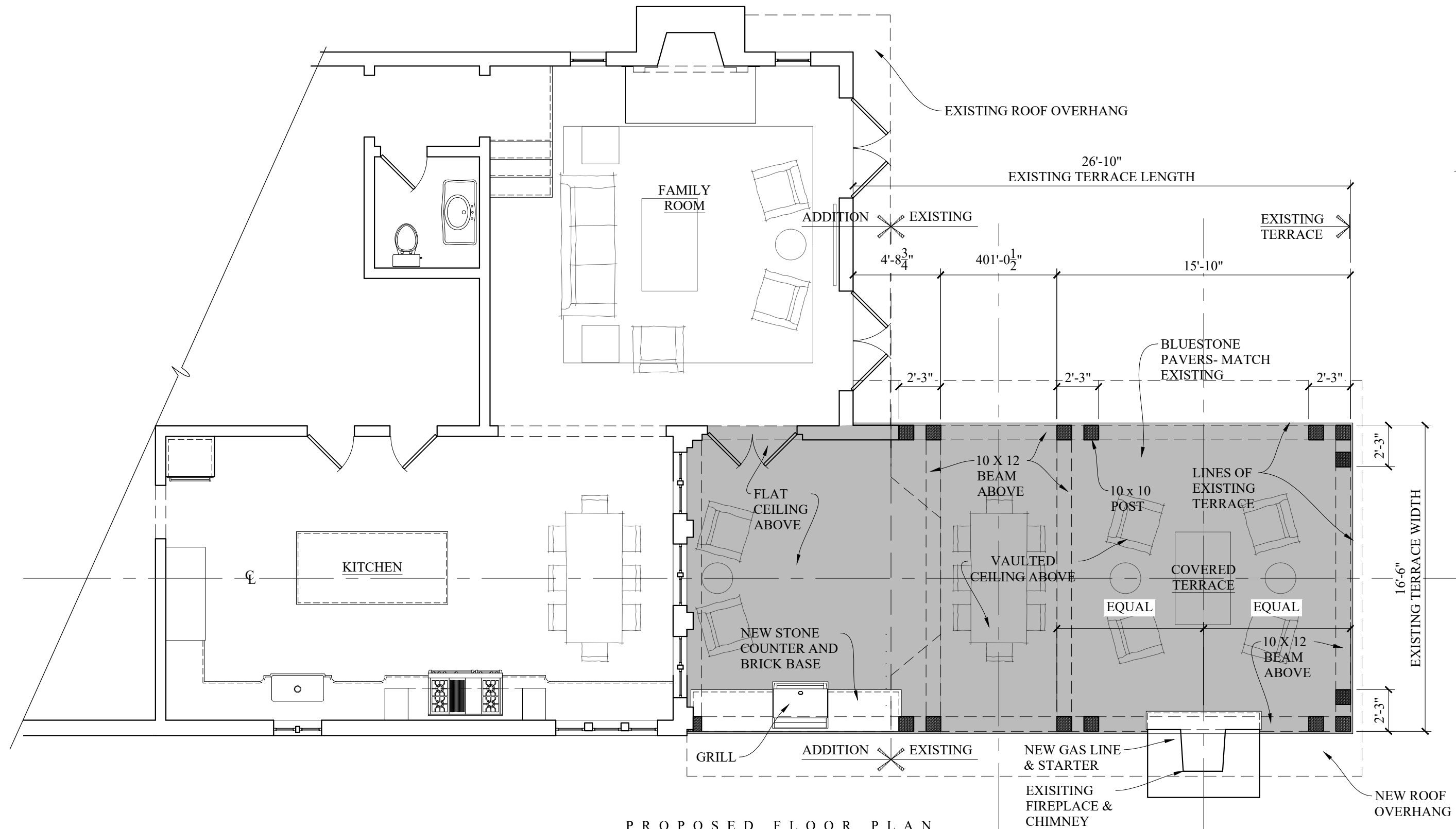
A P O R C H R E N O V A T I O N  
for  
H E A T H E R A N D D O U G S C R I B N E R

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PROPOSED FLOOR PLAN

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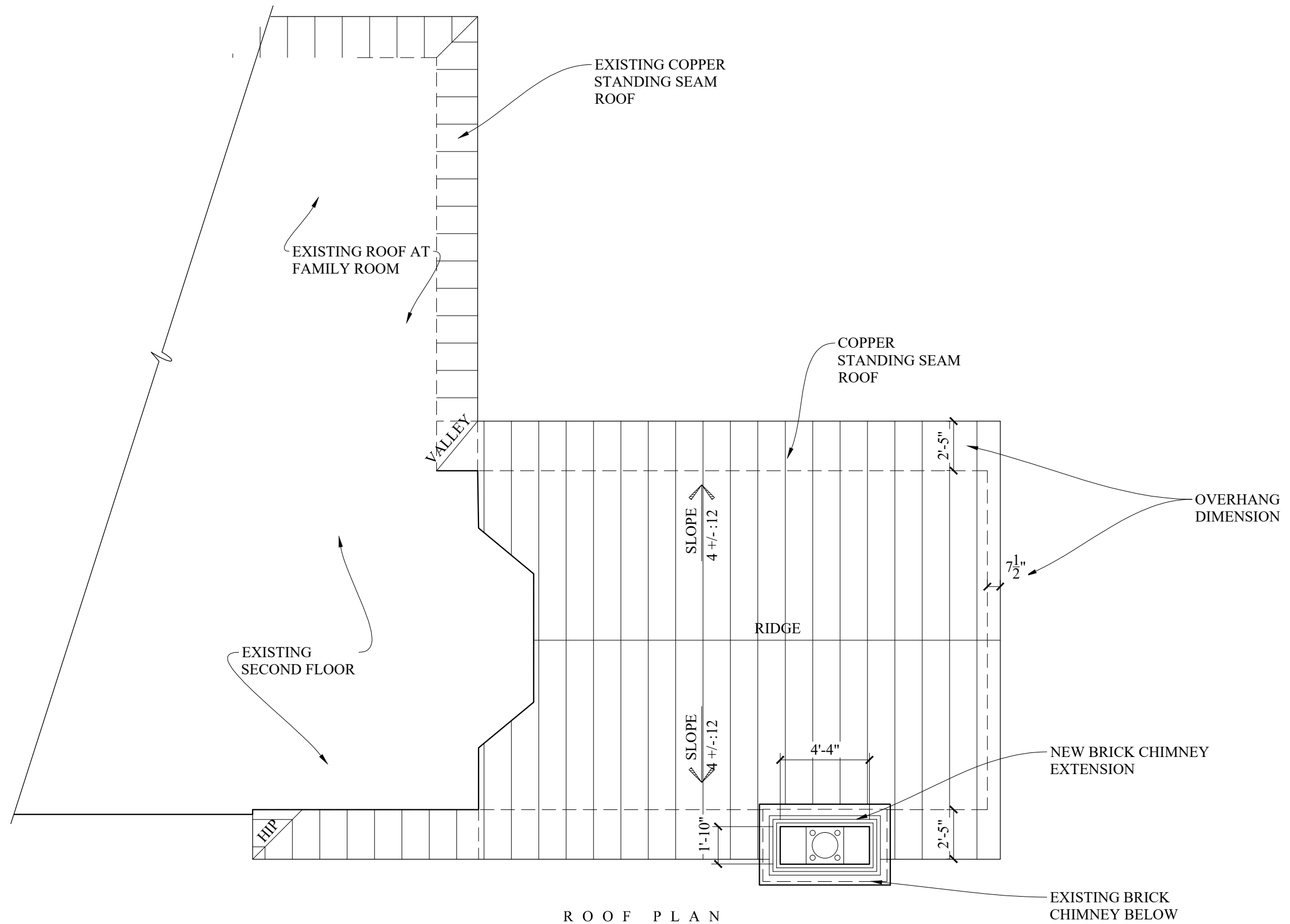
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ROOF PLAN

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

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PROPOSED WEST ELEVATION

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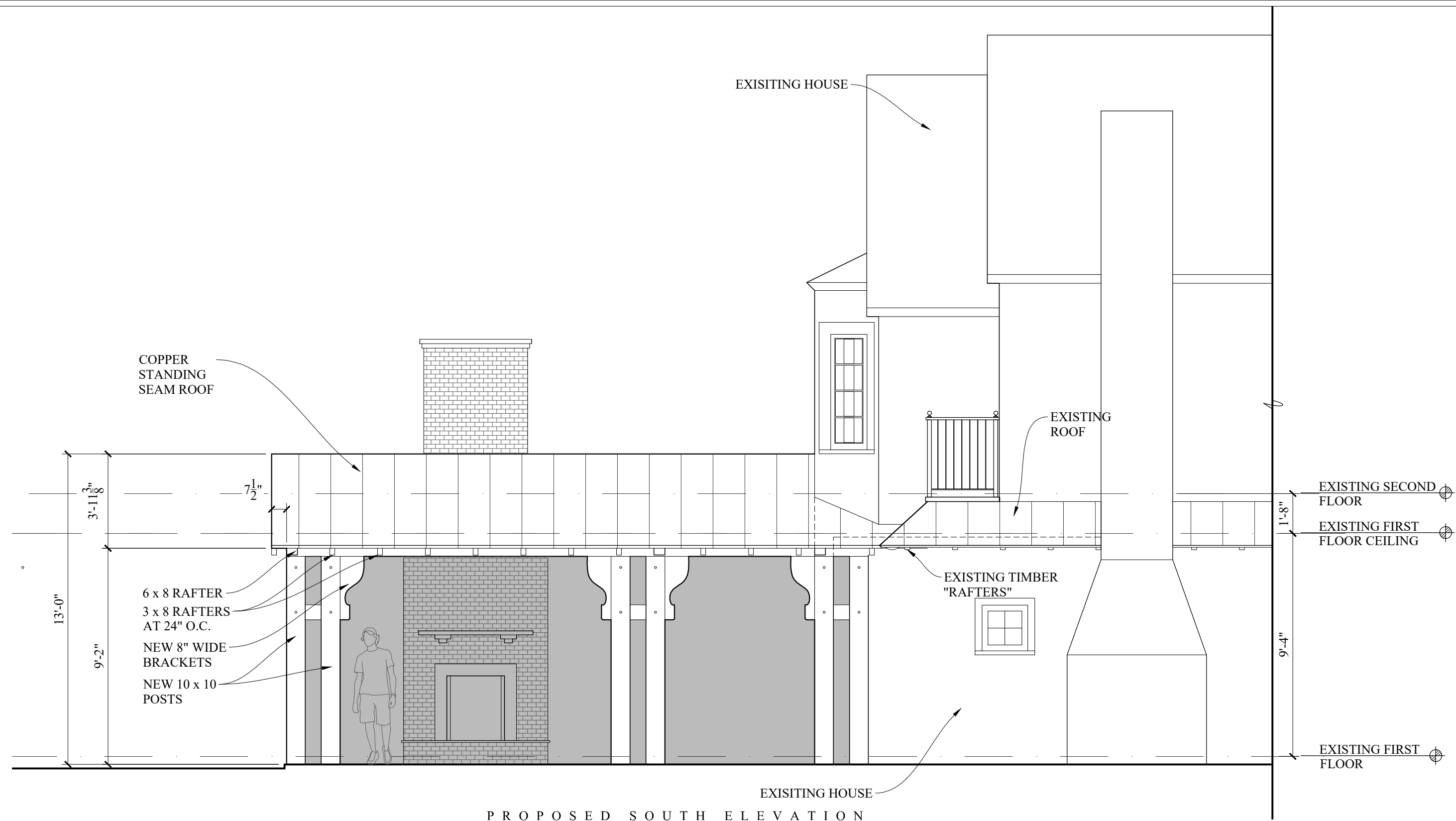
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PROPOSED SOUTH ELEVATION

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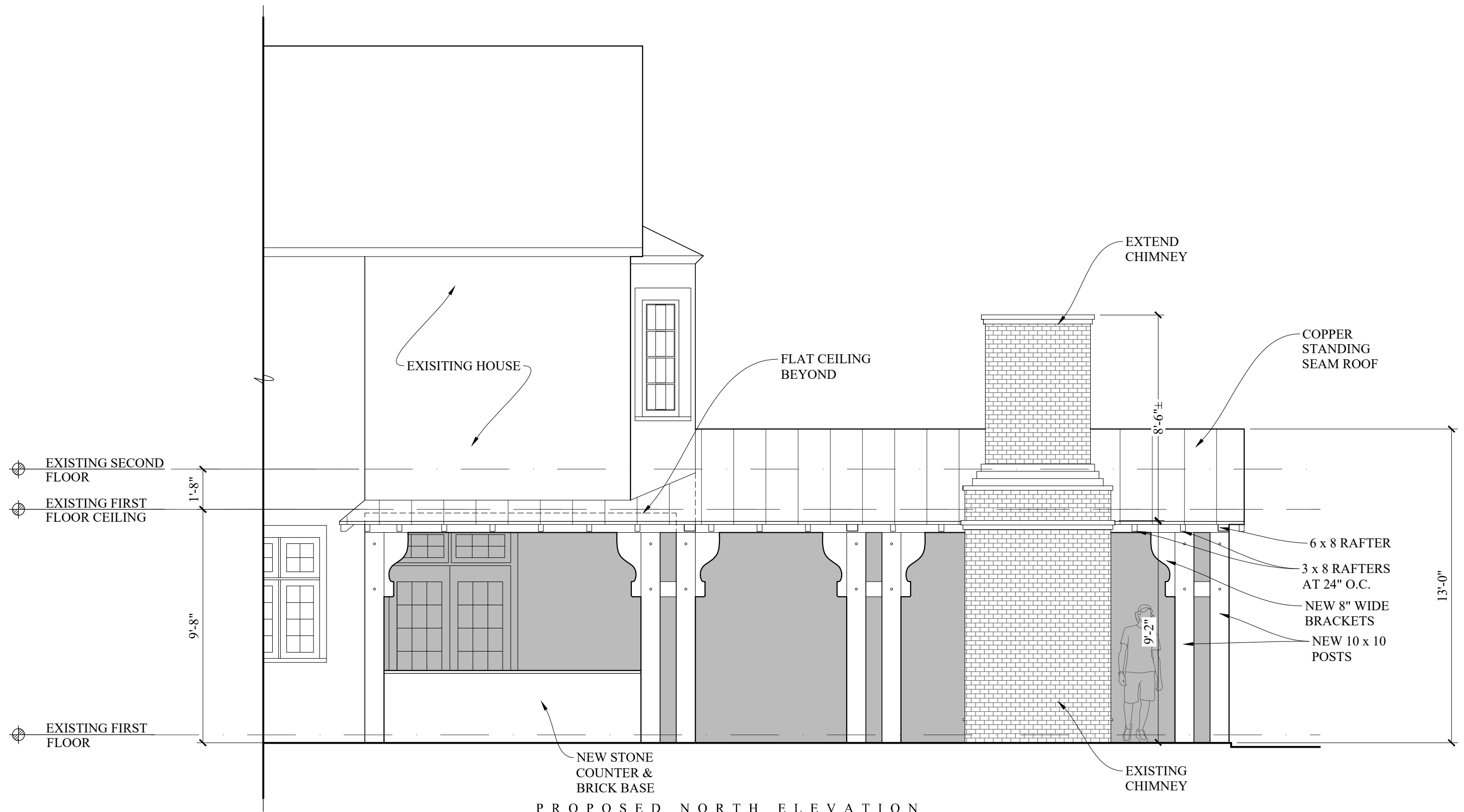
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PROPOSED NORTH ELEVATION

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

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