

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: 1474 North Decatur Road NE Decatur, GA 30307

Applicant: Jennifer VanDeventer / Metro Atlanta Permits E-Mail: susan323@bellsouth.net

Applicant Mailing Address: 3094 Brook Drive Decatur, GA 30033

Applicant Phone(s): (404)294-0133 Fax: N/A

Applicant's relationship to the owner: Owner ☐ Architect: ☐ Contractor/Builder ☐ Other ☒ Authorized Agent

Owner(s): Karl and Sabrina Ots E-Mail: kjo1922@gmail.com

E-Mail: _____

Owner(s) Mailing Address: 1474 North Decatur Road NE Decatur, GA 30307

Owner(s) Telephone Number: (770)231-2558

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1929

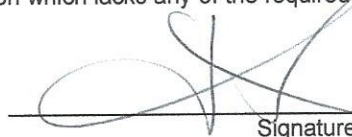
Nature of work (check all that apply):

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:

Demolish existing detached garage. Build new, detached garage in new location.

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

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),

Karl Ots Sabrina Ots
being (owner) (owners) of the property 1474 N Decatur RD 30306,
hereby delegate authority to Jennifer VanDeventer / Metro Atlanta Permits
to file an application in (my) (our) behalf.

Sabrina Ots Karl Ots 2/2/2019
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.

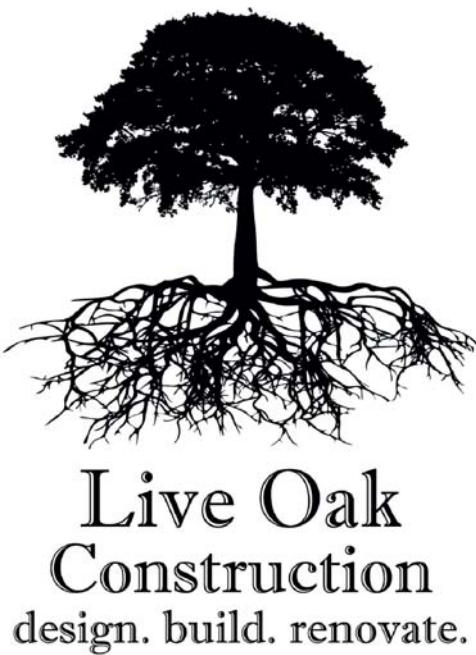
If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before 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.

THE OTS RESIDENCE

1474 NORTH DECATUR ROAD
ATLANTA, GEORGIA 30306



SCOPE OF WORK: DEMOLISH EXISTING GARAGE. BUILD NEW GARAGE IN NEW LOCATION.

INDEX OF DRAWINGS

- C-1

COVER SHEET
- A-1

PROPOSED FIRST FLOOR PLAN
- A-2

PROPOSED SECOND FLOOR PLAN
- A-3

PROPOSED ELEVATIONS
- A-4

PROPOSED ELEVATIONS
- A-5

PROPOSED ROOF PLAN
- A-6

PHOTOS OF EXISTING HOUSE & GARAGE
- A-7

SURVEY & PROPOSED SITE PLAN

SQUARE FOOTAGE

GARAGE FIRST FLOOR: 776 SF (UNHEATED)
GARAGE SECOND FLOOR: 776 SF (HEATED)

OWNER OF RECORD

KARL & SABRINA OTS
1474 N. DECATUR RD
ATLANTA, GA 30306

DRAWING NOTES

CONSTRUCTION DOCUMENT SET ISSUANCE NOTE:

ALL SHEETS RELEASED FOR CONSTRUCTION ARE PRINTED ON 18" X 24" SIZED WHITE SHEETS. DO NOT SCALE DRAWINGS. IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR AND/OR DESIGNER IF YOU ARE WORKING OFF SET SMALLER THAN 18" X 24" SIZE.

IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL WORK IS BEING PERFORMED OFF OF THE MOST CURRENT DRAWINGS ISSUED. VERIFY DRAWINGS THAT ARE BEING USED ARE THE MOST CURRENT RELEASE BY COMPARING THE DATES LISTED ON THE TITLE BLOCK OF THE COVER SHEET WITH THE DATES LISTED IN THE TITLE BLOCK OF EACH INDIVIDUAL SHEET. IF THE DATES DO NOT MATCH THEN YOU ARE NOT WORKING FROM THE MOST CURRENT ISSUED DRAWING.

PROJECT TEAM

GENERAL CONTRACTOR

LIVE OAK CONSTRUCTION GROUP, LLC
MATT SKUBIC
PO BOX 5327
ATLANTA, GA 31107
404.512.9513

ARCHITECT

LIVE OAK CONSTRUCTION GROUP, LLC
MATT SKUBIC
PO BOX 5327
ATLANTA, GA 31107
404.512.9513

STRUCTURAL ENGINEER

STABILITY ENGINEERING
PIERRE COIRON
431 W. PONCE DE LEON AVE
DECATUR, GA 30030
404.377.9316

CODE COMPLIANCE INFORMATION

RESIDENTIAL BUILDING CODES:

INTERNATIONAL BUILDING CODE, 2012 EDITION,
WITH GEORGIA AMENDMENTS (2014)(2015)

INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION,
WITH GEORGIA AMENDMENTS (2014)(2015)

INTERNATIONAL FIRE CODE, 2012 EDITION,
WITH GEORGIA AMENDMENTS (2014)

INTERNATIONAL PLUMBING CODE, 2012 EDITION,
WITH GEORGIA AMENDMENTS (2014)(2015)

INTERNATIONAL MECHANICAL CODE, 2012 EDITION,
WITH GEORGIA AMENDMENTS (2015)

INTERNATIONAL FUEL GAS CODE, 2012 EDITION,
WITH GEORGIA AMENDMENTS (2014)(2015)

NATIONAL ELECTRICAL CODE, 2017 EDITION

INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION,
WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2011)(2012)

2012 NFPA 101 - LIFE SAFETY CODE WITH STATE AMENDMENTS (2013)

THE
OTS RESIDENCE
1474 NORTH DECATUR ROAD
ATLANTA, GEORGIA 30306

REVISIONS

NO.	DATE	DESCRIPTION
1	2.19.19	HISTORIC REVIEW

SHEET TITLE

COVER SHEET

DRAWN BY: LJ

CHECKED BY: MJS

SCALE: NO SCALE

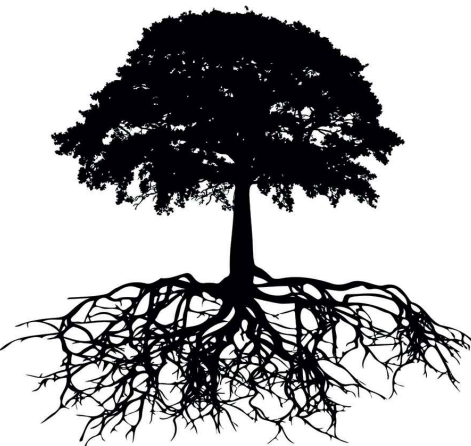
DATE: 2.13.2019

SHEET NUMBER

C-1

FOR DRUID HILLS / DEKALB COUNTY HISTORIC PRESERVATION COMMISSION REVIEW

THIS DRAWING IS THE PROPERTY OF LIVE OAK CONSTRUCTION GROUP, LLC. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECTS.



Live Oak
Construction
design. build. renovate.

THE
OTS RESIDENCE
1474 NORTH DECATUR ROAD
ATLANTA, GEORGIA 30306

REVISIONS

NO.	DATE	DESCRIPTION
1	2.19.19	HISTORIC REVIEW

SHEET TITLE

PROPOSED PLAN

DRAWN BY: LJ

CHECKED BY: MJS

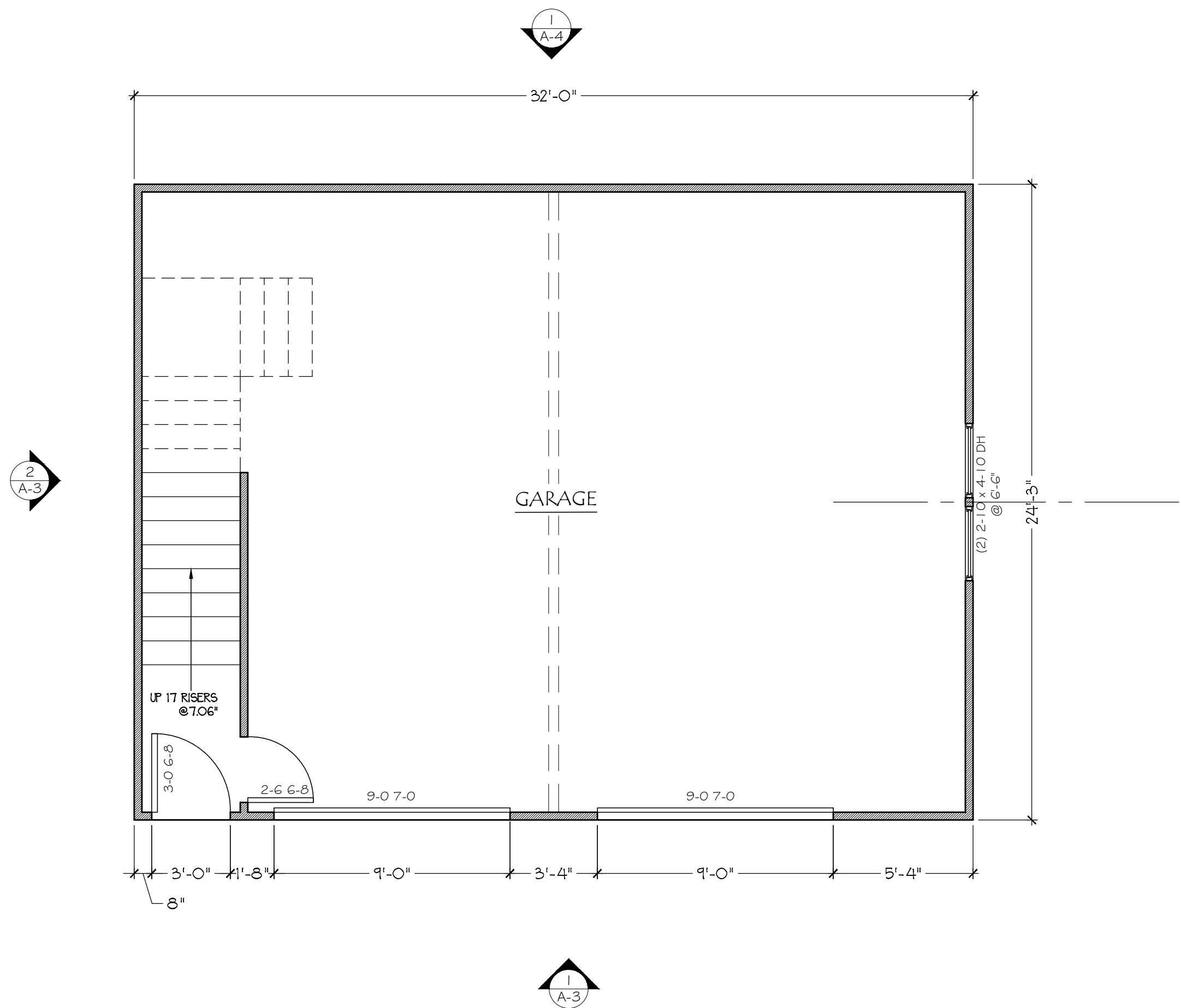
SCALE: 1/4" = 1' - 0"

DATE: 2.13.2019

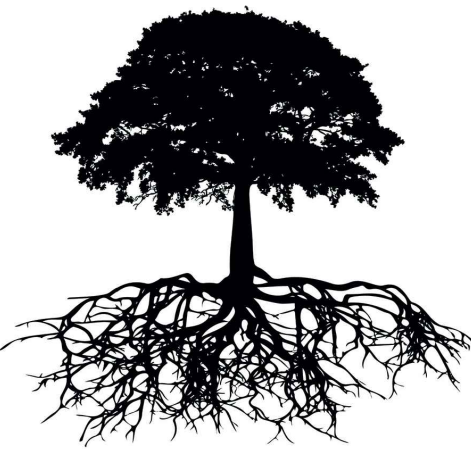
SHEET NUMBER

A-1

THIS DRAWING IS THE PROPERTY OF LIVE OAK CONSTRUCTION GROUP, LLC. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECTS.



1 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



Live Oak
Construction
design. build. renovate.

THE
OTS RESIDENCE
1474 NORTH DECATUR ROAD
ATLANTA, GEORGIA 30306

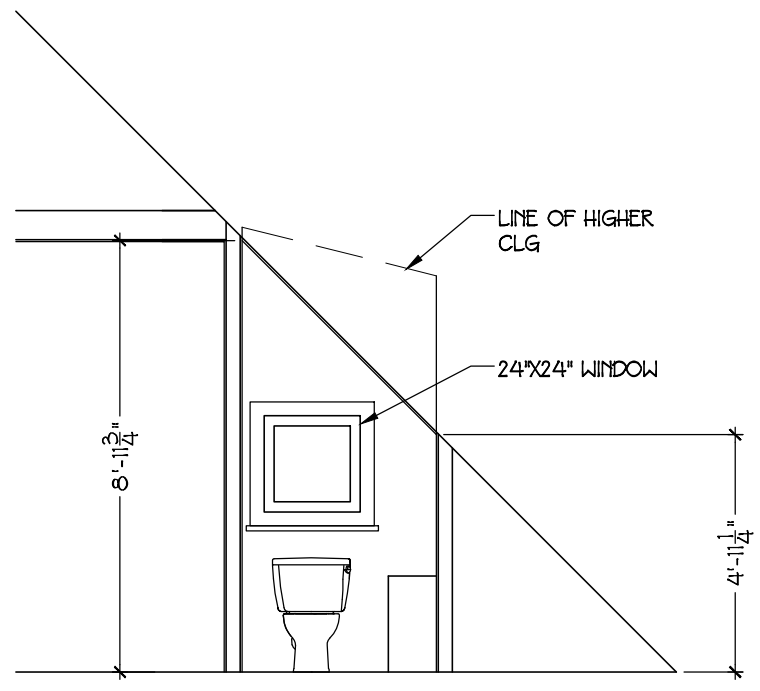
REVISIONS		
NO.	DATE	DESCRIPTION
1	2.19.19	HISTORIC REVIEW

SHEET TITLE
PROPOSED PLAN

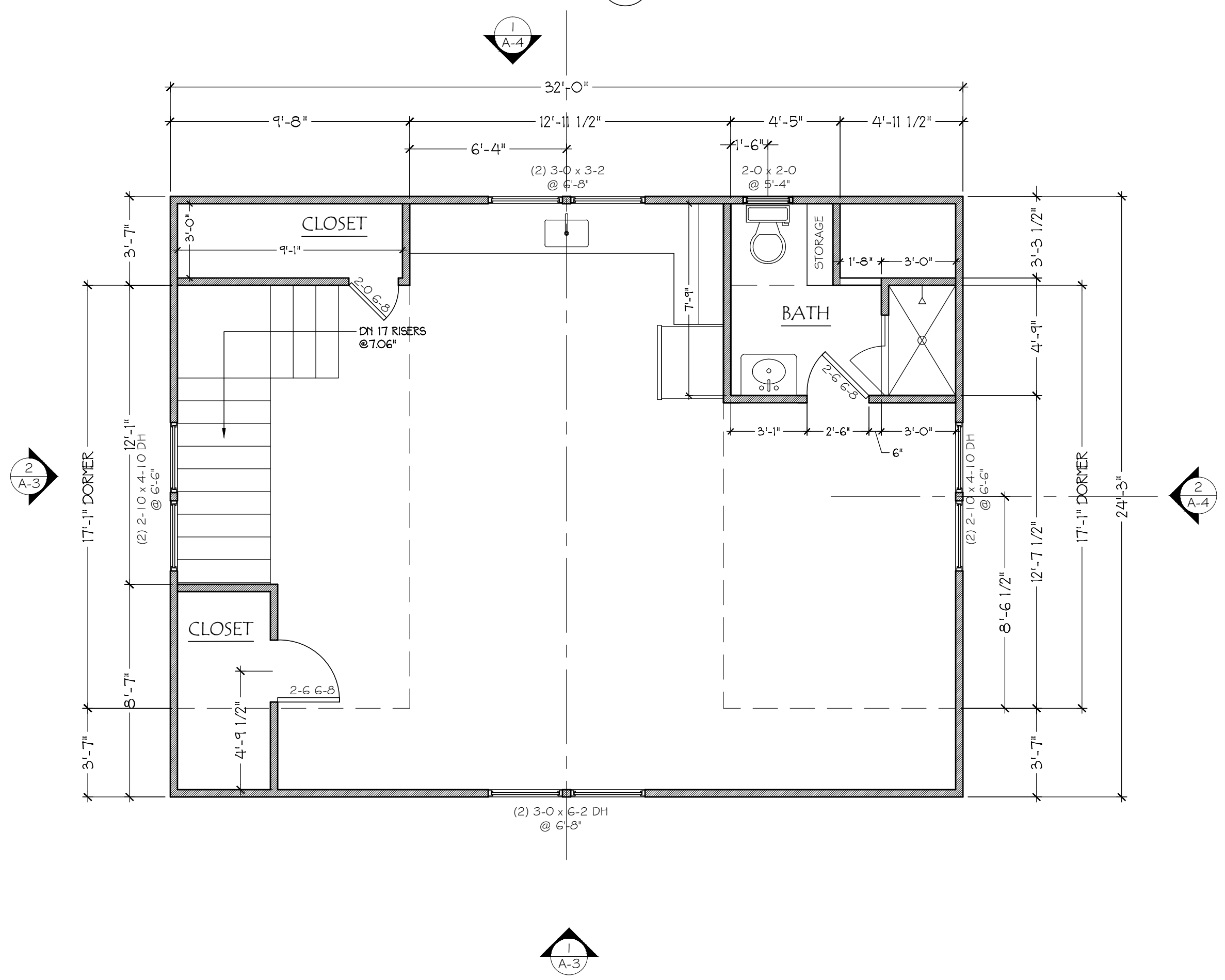
DRAWN BY: LJ
CHECKED BY: MJS
SCALE: 1/4"= 1' - 0"
DATE: 2.13.2019
SHEET NUMBER

A-2

THIS DRAWING IS THE PROPERTY OF LIVE OAK CONSTRUCTION GROUP, LLC. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECTS.

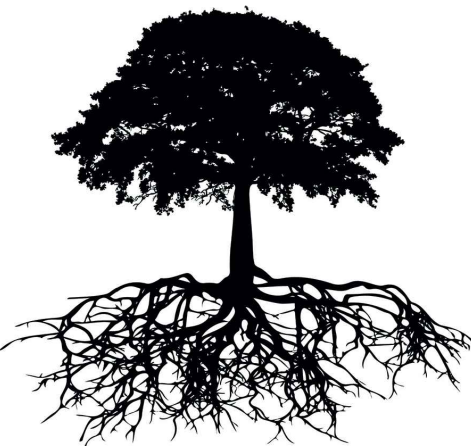


2 BATH SECTION
Scale: 1/4" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

FOR DRUID HILLS / DEKALB COUNTY HISTORIC PRESERVATION COMMISSION REVIEW



Live Oak
Construction
design. build. renovate.

THE
OTS RESIDENCE
1474 NORTH DECATUR ROAD
ATLANTA, GEORGIA 30306

REVISIONS

NO.	DATE	DESCRIPTION
1	2.19.19	HISTORIC REVIEW

SHEET TITLE

ELEVATIONS

DRAWN BY: LJ

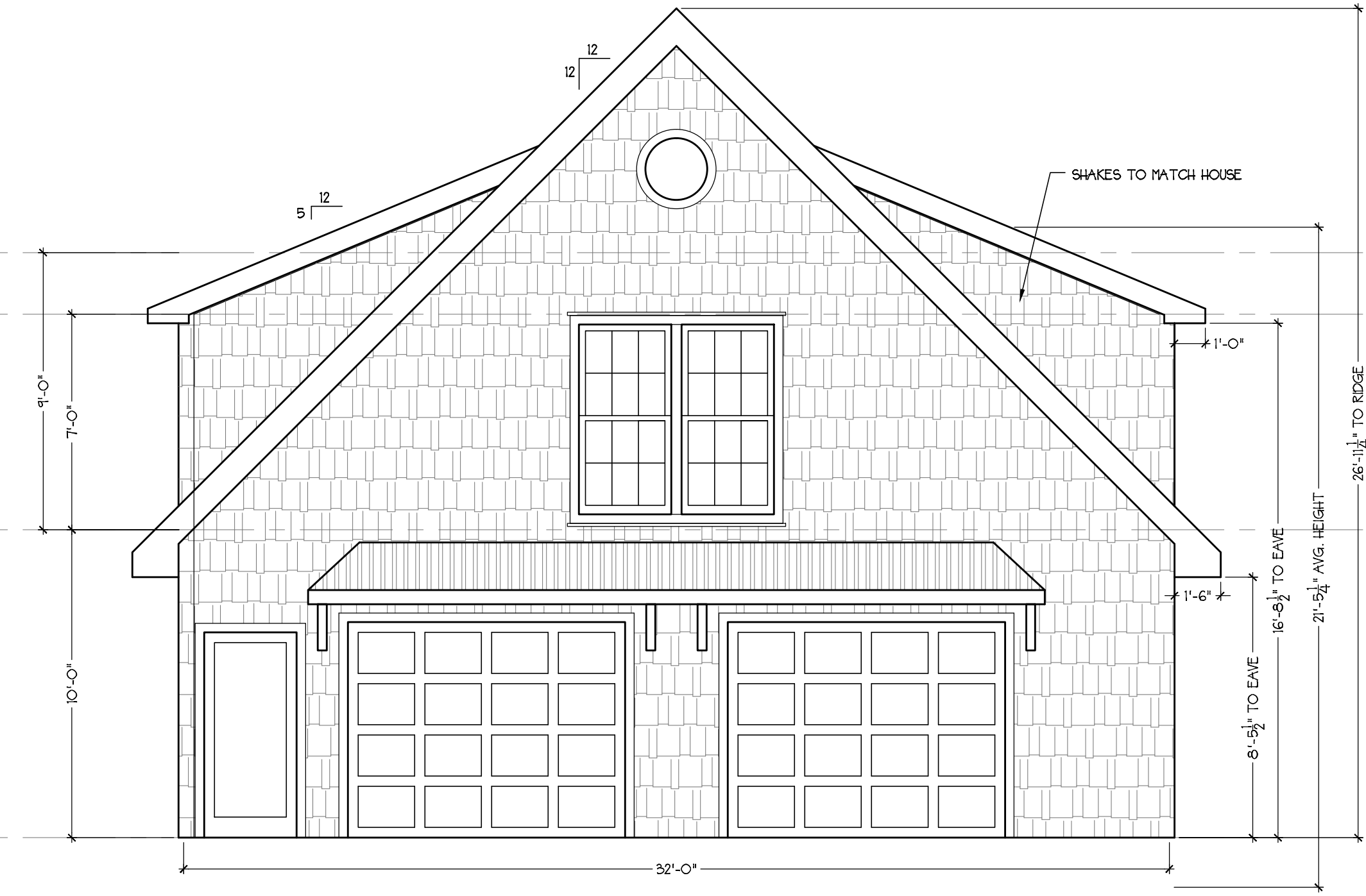
CHECKED BY: MJS

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

DATE: 2.13.2019

SHEET NUMBER

A-3



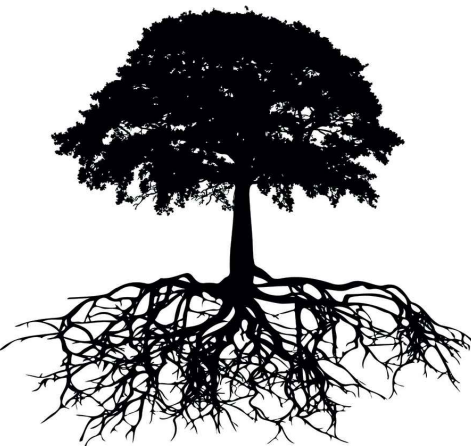
1 FRONT ELEVATION

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



2 LEFT ELEVATION

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



Live Oak
Construction
design. build. renovate.

THE
OTS RESIDENCE
1474 NORTH DECATUR ROAD
ATLANTA, GEORGIA 30306

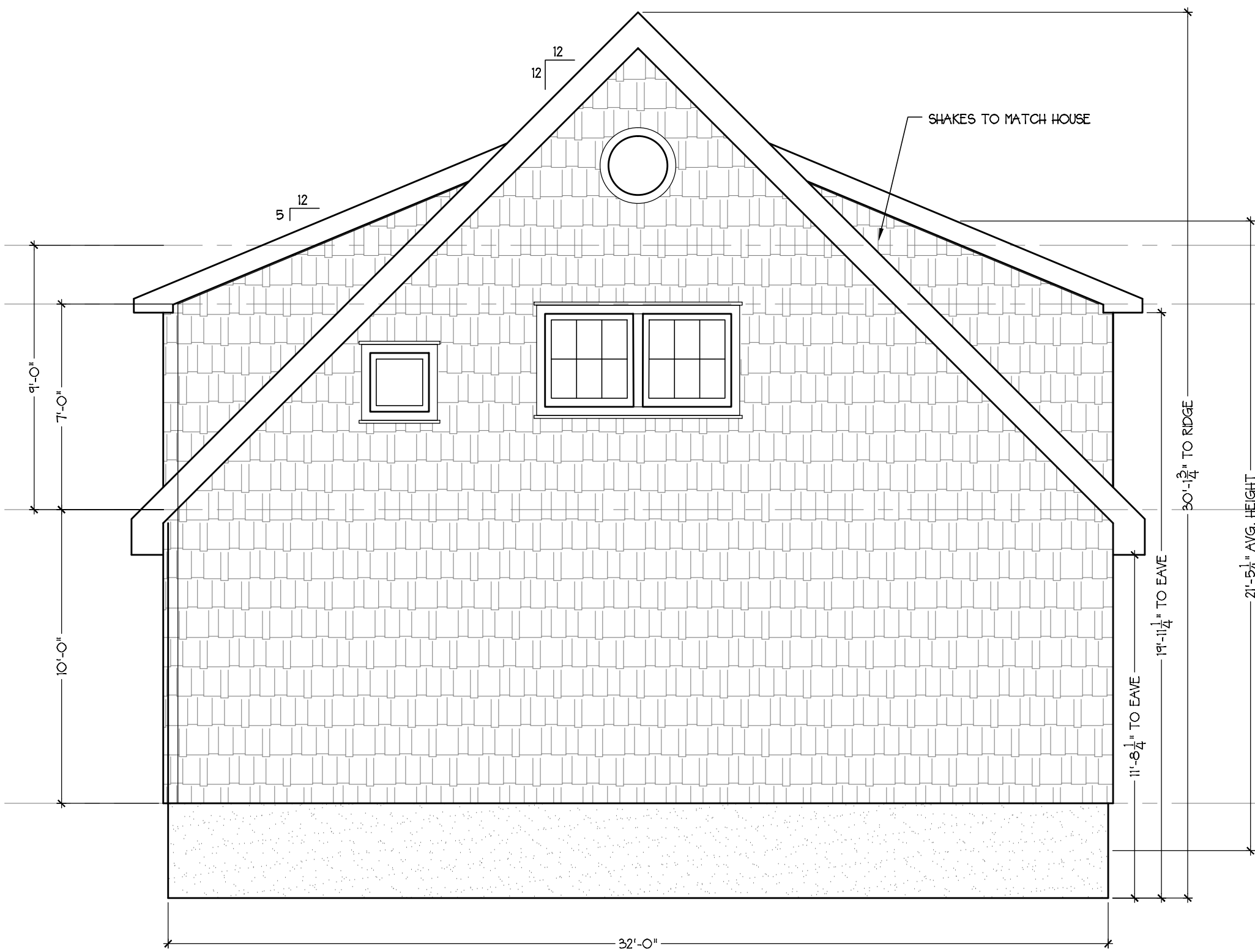
REVISIONS		
NO.	DATE	DESCRIPTION
1	2.19.19	HISTORIC REVIEW

SHEET TITLE
ELEVATIONS

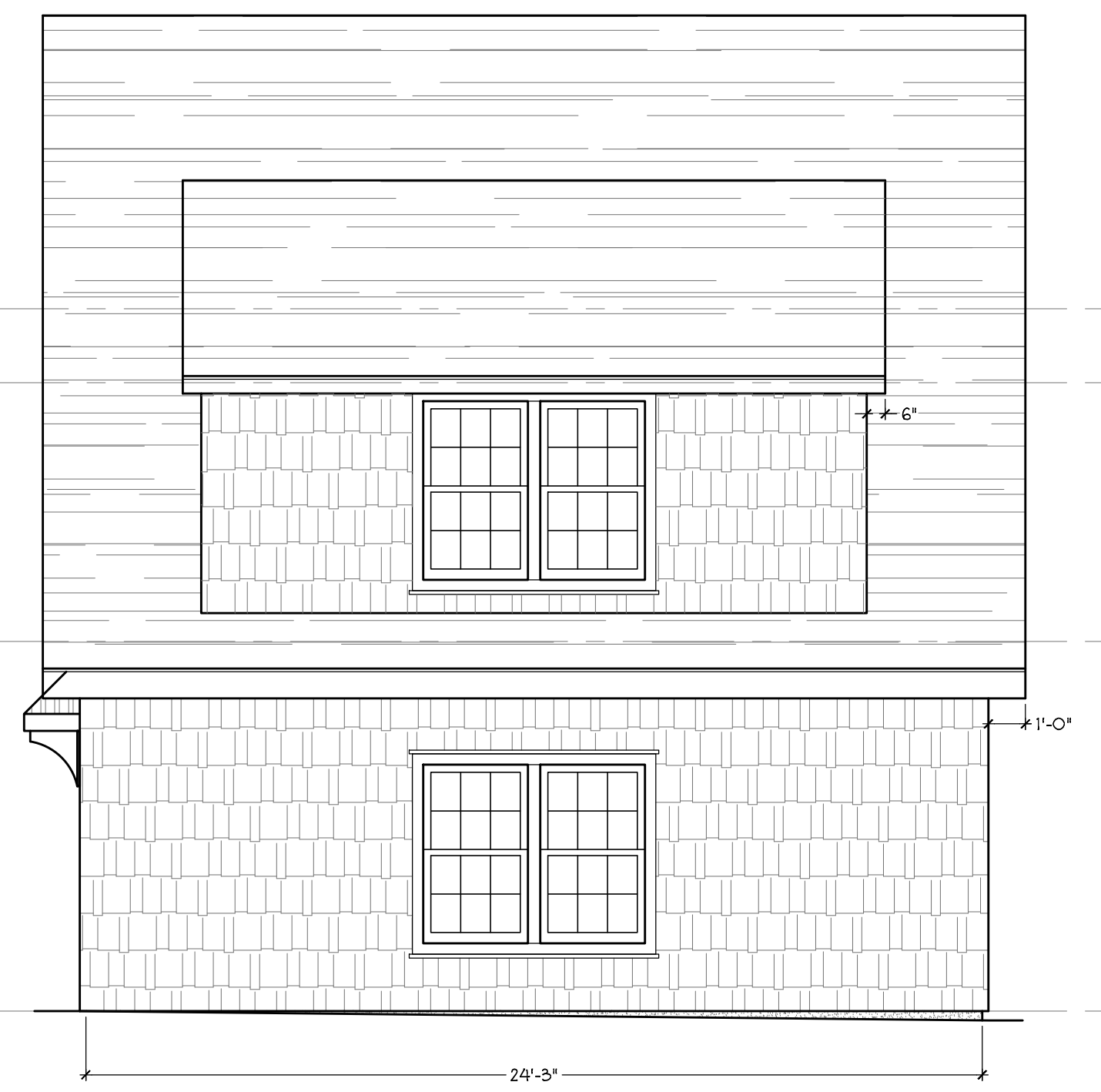
DRAWN BY: LJ
CHECKED BY: MJS
SCALE: 1/4" = 1' - 0"
DATE: 2.13.2019

SHEET NUMBER
A-4

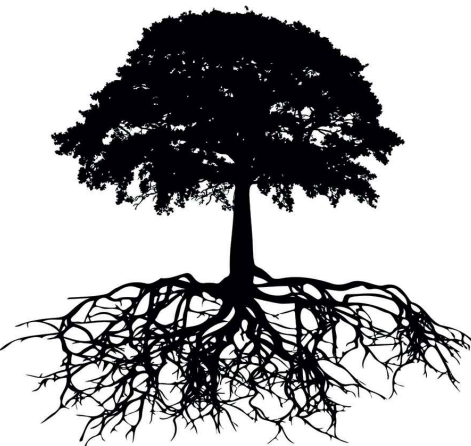
THIS DRAWING IS THE PROPERTY OF LIVE OAK CONSTRUCTION GROUP, LLC. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECTS.



1 REAR ELEVATION
Scale: 1/4" = 1'-0"



2 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



Live Oak
Construction
design. build. renovate.

THE
OTS RESIDENCE
1474 NORTH DECATUR ROAD
ATLANTA, GEORGIA 30306

REVISIONS

NO.	DATE	DESCRIPTION
1	2.19.19	HISTORIC REVIEW

SHEET TITLE

ROOF PLAN

DRAWN BY: LJ

CHECKED BY: MJS

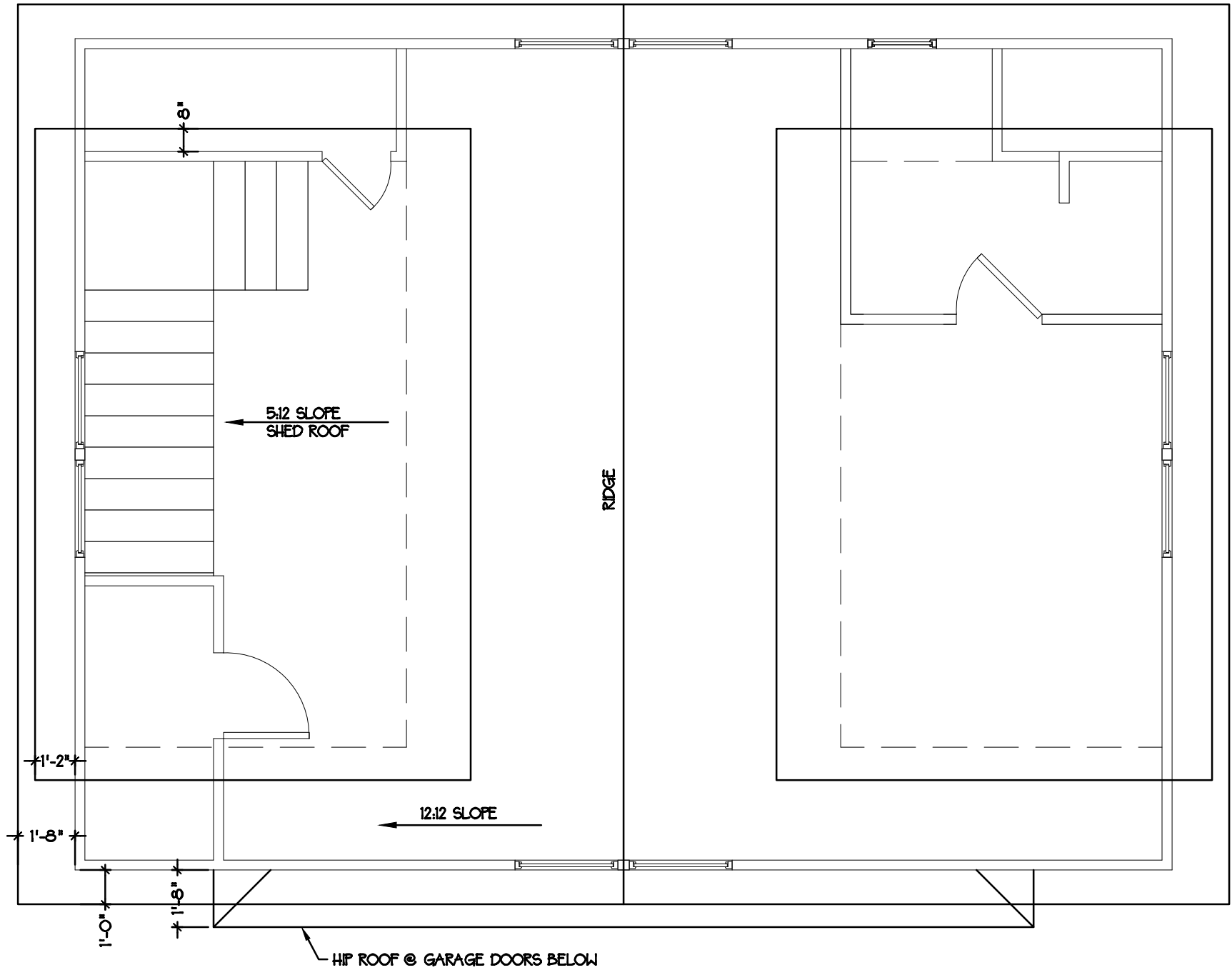
SCALE: 1/4"= 1' - 0"

DATE: 2.13.2019

SHEET NUMBER

A-5

THIS DRAWING IS THE PROPERTY OF LIVE OAK CONSTRUCTION GROUP, LLC. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECTS.



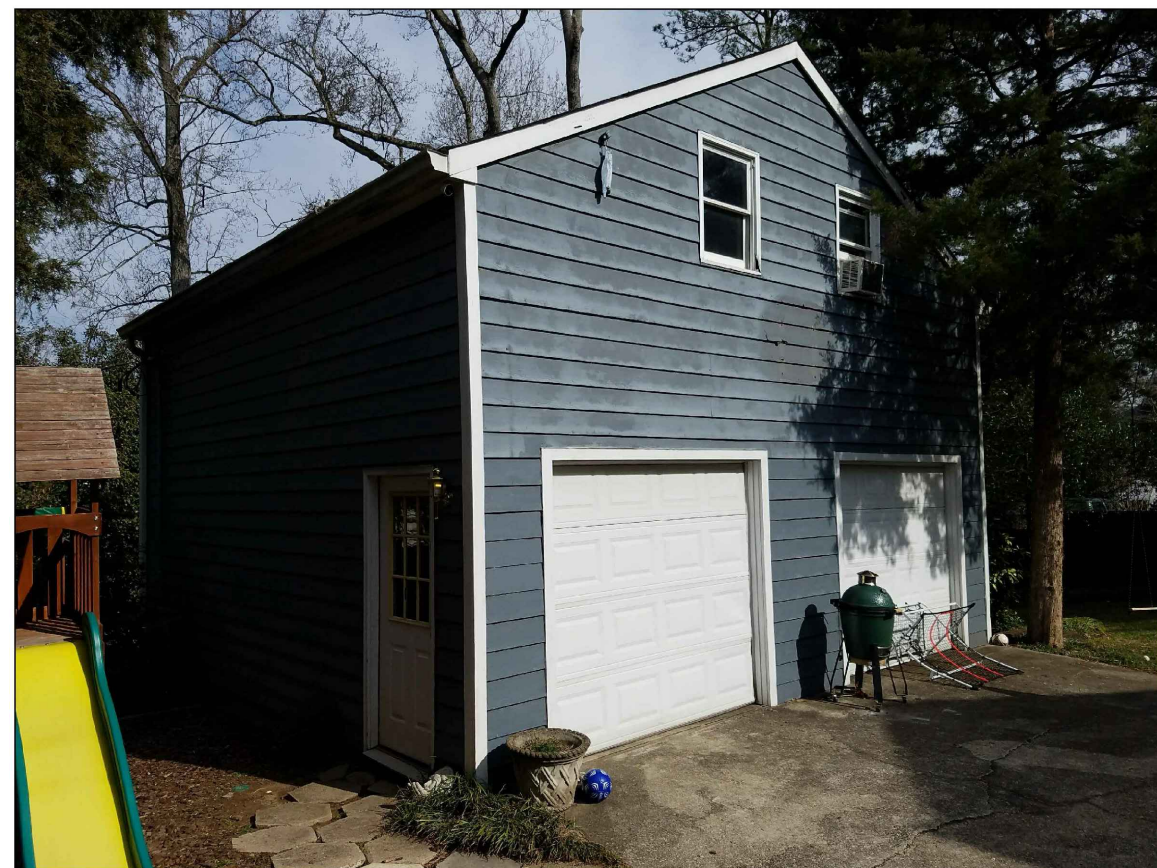
1 PROPOSED ROOF PLAN
Scale: 1/4" = 1'-0"



1 HOUSE - FRONT ELEVATION
No Scale



2 HOUSE - REAR ELEVATION
No Scale



3 EXISTING GARAGE - FRONT ELEVATION
No Scale



4 EXISTING GARAGE - REAR ELEVATION
No Scale

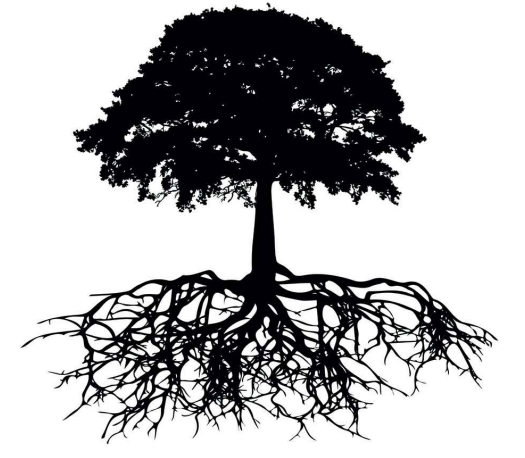


5 REAR YARD & GARAGE - FRONT ELEVATION
No Scale



6 REAR YARD TO MAIN HOUSE
No Scale

FOR DRUID HILLS / DEKALB COUNTY HISTORIC PRESERVATION COMMISSION REVIEW



Live Oak
Construction
design. build. renovate.

THE
OTS RESIDENCE
1474 NORTH DECATUR ROAD
ATLANTA, GEORGIA 30306

REVISIONS

NO.	DATE	DESCRIPTION
1	2.19.19	HISTORIC REVIEW

SHEET TITLE

PHOTOS OF EXISTING

DRAWN BY: LJ

CHECKED BY: MJS

SCALE: NO SCALE

DATE: 2.13.2019

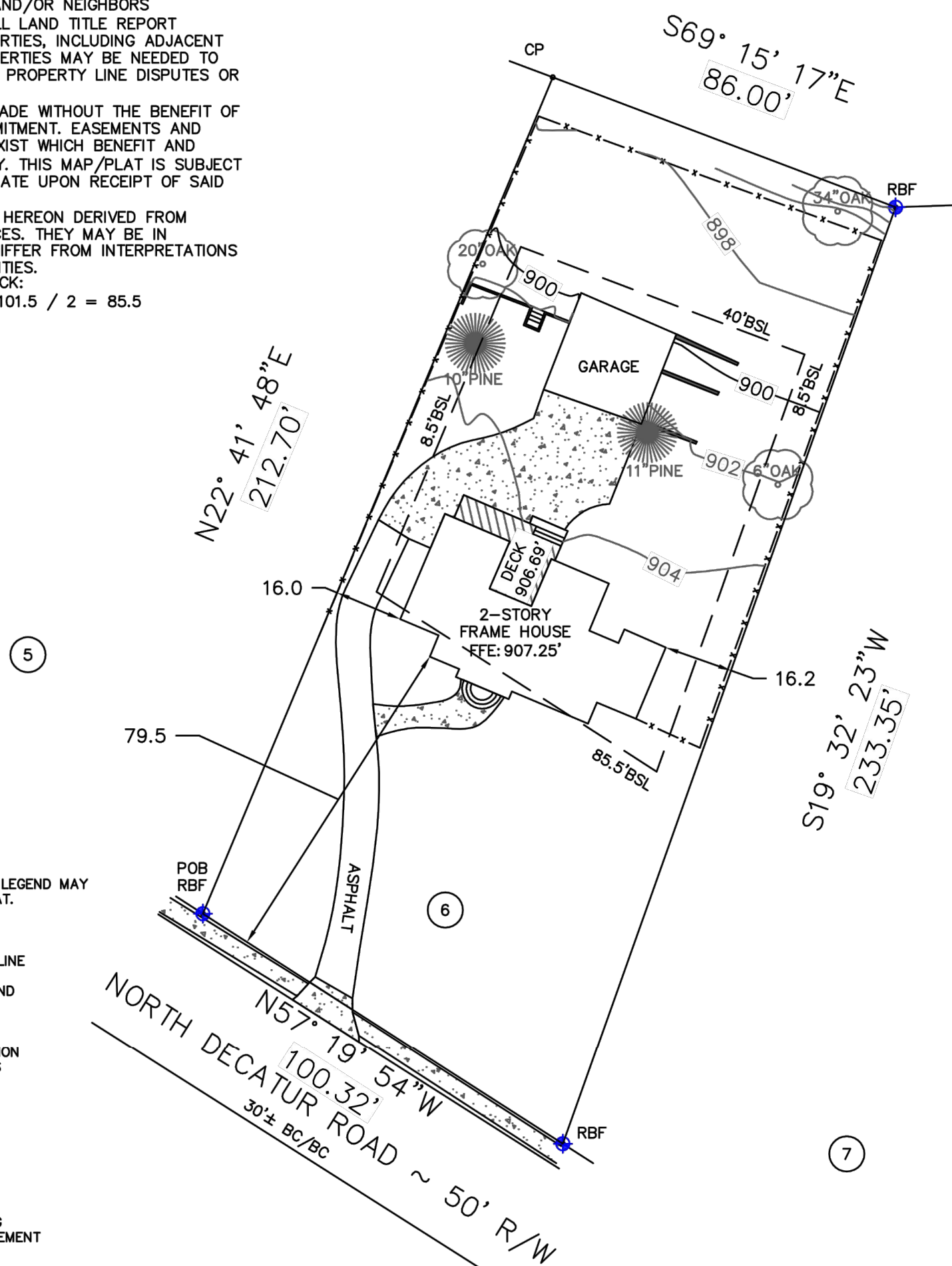
SHEET NUMBER

A-6

THIS DRAWING IS THE PROPERTY OF LIVE OAK CONSTRUCTION GROUP, LLC. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECTS.

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.
NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.
THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.
BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES.
FRONT AVERAGE SETBACK:
 $(1466) 69.5 + (1482) 101.5 / 2 = 85.5$

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).
TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).



* LEGEND *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
AKA ALSO KNOWN AS
APD AS PER DEED
APP AS PER PLAT
BL BUILDING (SETBACK) LINE
CP COMPUTED POINT
CTP CRIMP TOP PIPE FOUND
D DEED (BOOK/PAGE)
DW DRIVEWAY
EP EDGE OF PAVEMENT
FFE FINISH FLOOR ELEVATION
FKA FORMERLY KNOWN AS
HWD HARDWOOD TREE
IPF IRON PIN FOUND
L ARC LENGTH
LL LAND LOT
LLL LAND LOT LINE
N NEIGHBOR'S
N/F NOW OR FORMERLY
NAIL NAIL FOUND
P PLAT (BOOK/PAGE)
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R RADIUS LENGTH
R/W RIGHT-OF-WAY
RBF REINFORCING BAR FOUND (1/2" UNO)
RBS 1/2" REINFORCING BAR SET
SW SIDEWALK
UNO UNLESS NOTED OTHERWISE
W/ WITH
-X- FENCE LINE

PROPERTY ADDRESS:
1474 N Decatur Rd
Atlanta, GA 30306

LAND AREA:
20539 SF
0.472 AC

IMPERVIOUS AREA:
ASPHALT: 912 SF
SW: 201 SF
HSE: 1543 SF
DECK: 292 SF
CONC: 1132 SF
GARA: 570 SF
EXIST= 4650 SF=22.6%

ZONING: R-85

0 30
SCALE 1" = 30'

PLAT PREPARED FOR:
1474 N Decatur Rd

LOT 6 BLOCK B SUBDIVISION LULLWATER

LAND LOT 54 18th DISTRICT

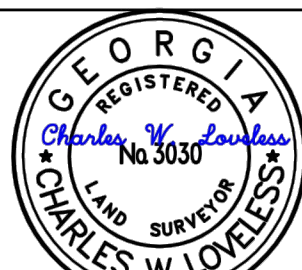
DeKALB COUNTY, GEORGIA

LOCATED IN UNINCORP

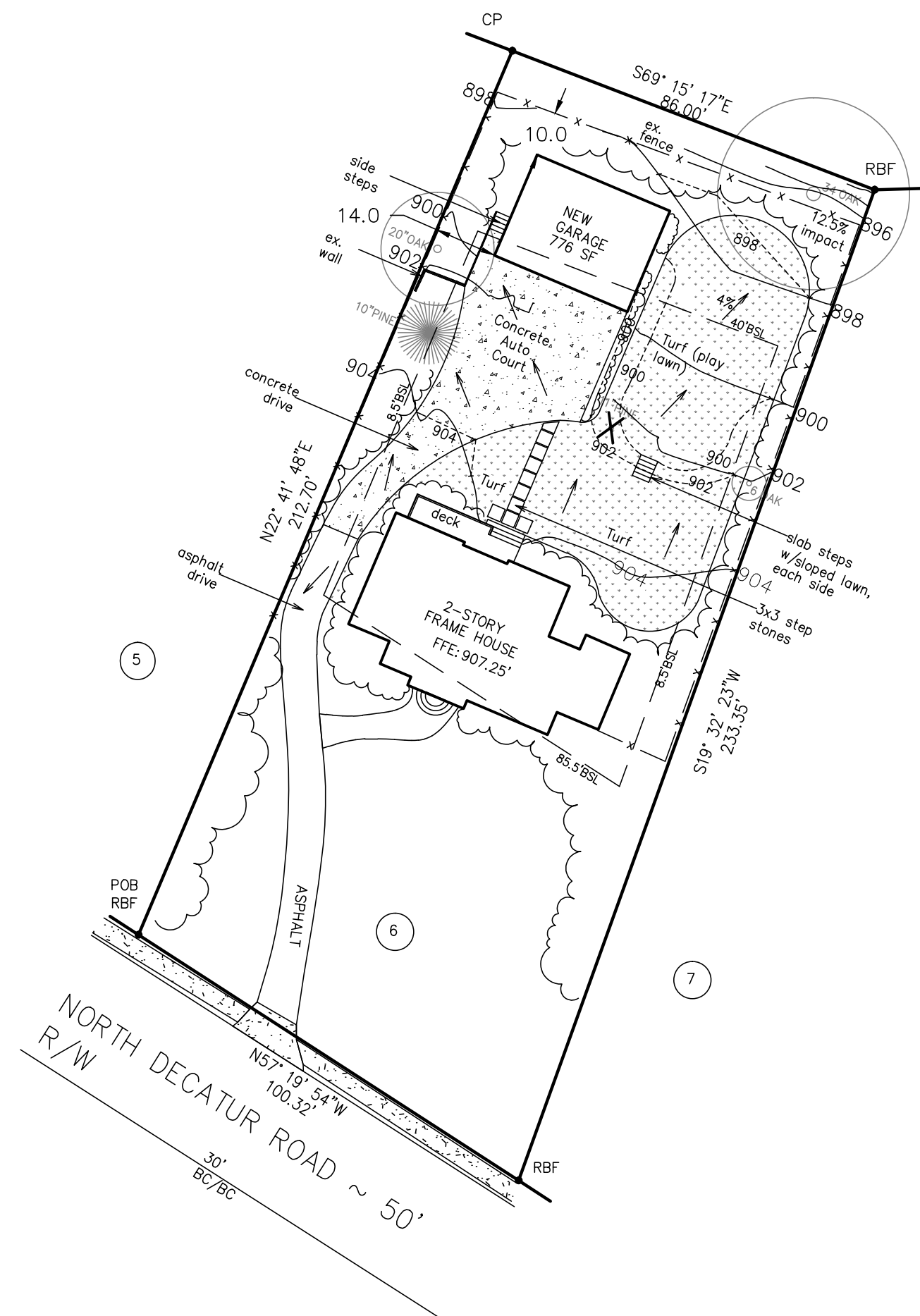
REFERENCE: DEED BOOK 23030, PAGE 36

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 117,147 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

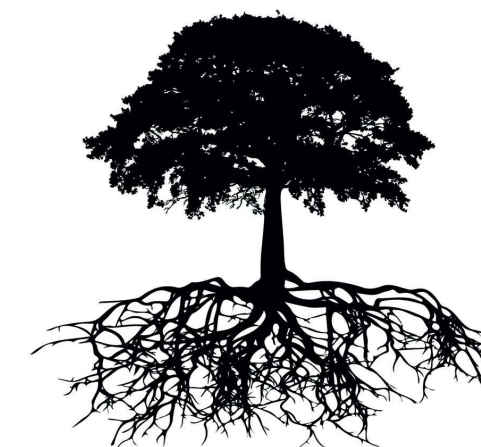
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



SURVEY SYSTEMS & ASSOC., INC.
657 Lake Drive, Snellville, GA 30039 ~ COA # LSF000867 ~ INFO@SURVEYSYSTEMSATLANTA.COM
CELL 770-558-7895 ~ OFFICE 404-760-0010



1 SITE PLAN
Scale: 1" = 30' - 0"



Live Oak
Construction
design. build. renovate.

THE
OTS RESIDENCE
1474 NORTH DECATUR ROAD
ATLANTA, GEORGIA 30306

REVISIONS

NO.	DATE	DESCRIPTION
1	2.19.19	HISTORIC REVIEW

SHEET TITLE: SURVEY &
SITE PLAN

DRAWN BY: MJS

CHECKED BY: MJS

SCALE: 1" = 30' - 0"

DATE: 2.13.2019

SHEET NUMBER

A-7

FOR DRUID HILLS / DEKALB COUNTY HISTORIC PRESERVATION COMMISSION REVIEW

THIS DRAWING IS THE PROPERTY OF LIVE OAK CONSTRUCTION GROUP, LLC. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECTS.