

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: 1760 Ridgewood Dr NE Atlanta GA 30307

Applicant: Paige Mielnicki E-Mail: paige.mielnicki@gmail.com

Applicant Mailing Address: 1760 Ridgewood Dr NE Atlanta GA 30307

Applicant Phone(s): 404-863-5522 Fax: _____

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

Owner(s): Paige Mielnicki E-Mail: paige.mielnicki@gmail.com

Will Mielnicki E-Mail: william.mielnicki@gmail.com

Owner(s) Mailing Address: 1760 Ridgewood Dr NE Atlanta GA 30307

Owner(s) Telephone Number: 404-863-5522

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1934

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:

Replace 4 windows in front, keeping look consistent with the area and updating poorly insulated single-pane windows. Replace 4 windows on left side + 1 on rear, keeping consistent with original while fixing current issues with moisture. Remove 3 windows on right side and add 2 new windows that are consistent with the area of influence and provide more privacy from higher-elevated neighbors. Replace front door + sidelites to match existing.

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.

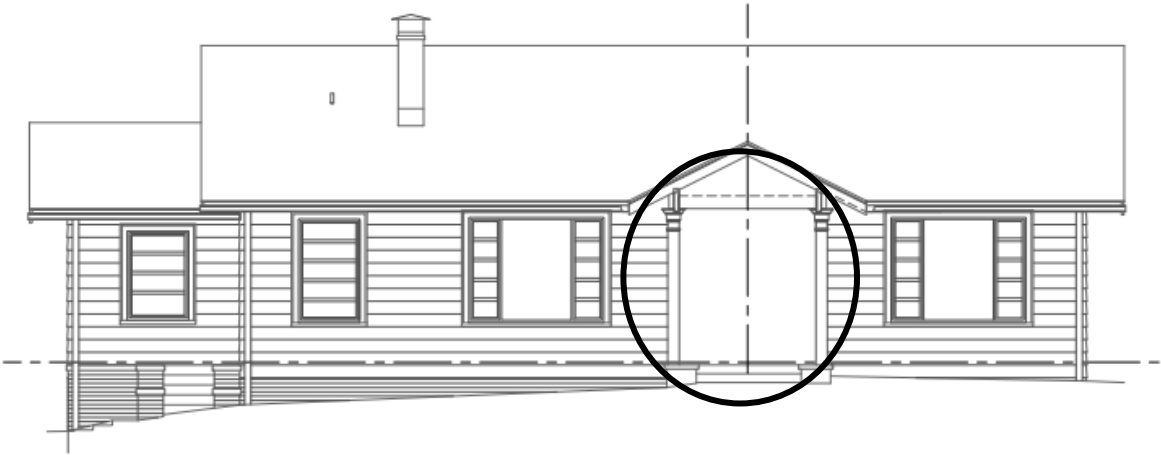
 8/20/2020
Signature of Applicant/Date

Revised 1/26/17

Front Door

1760 Ridgewood Dr NE Atlanta GA 30307 – Mielnicki – 404-863-5522

Current



Poor Alignment, Layers Upon Layers of Old Paint



Front Door

1760 Ridgewood Dr NE Atlanta GA 30307 – Mielnicki – 404-863-5522

Proposed

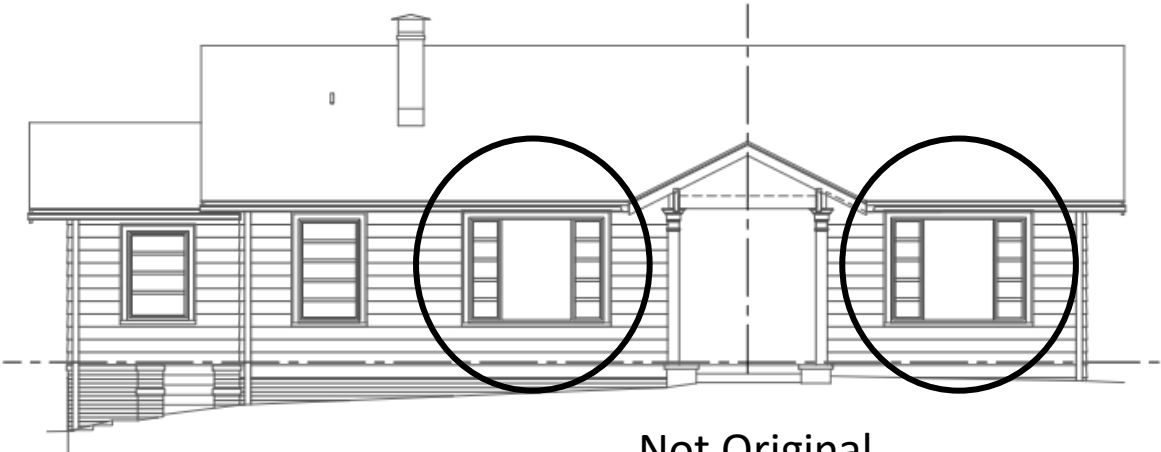


New door with sidelites
To match existing

Front Windows

1760 Ridgewood Dr NE Atlanta GA 30307 – Mielnicki – 404-863-5522

Current



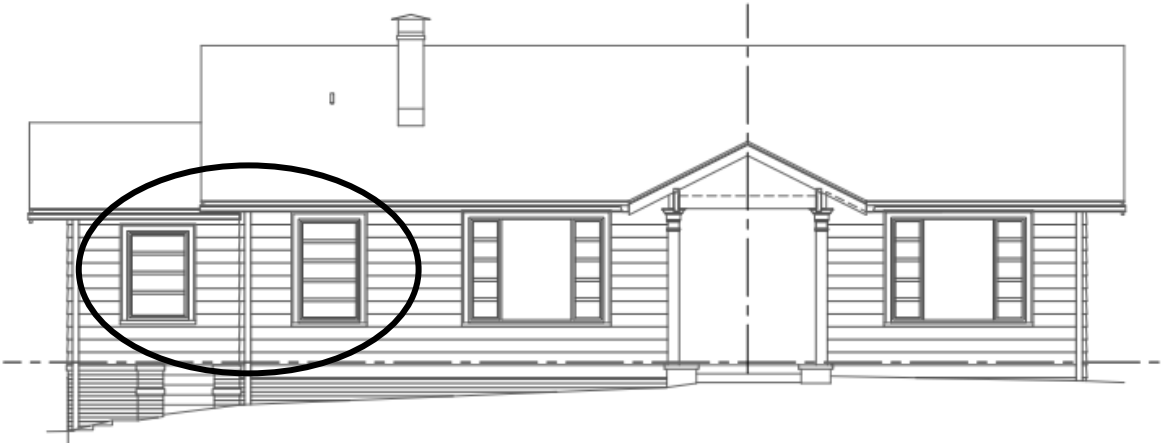
Not Original



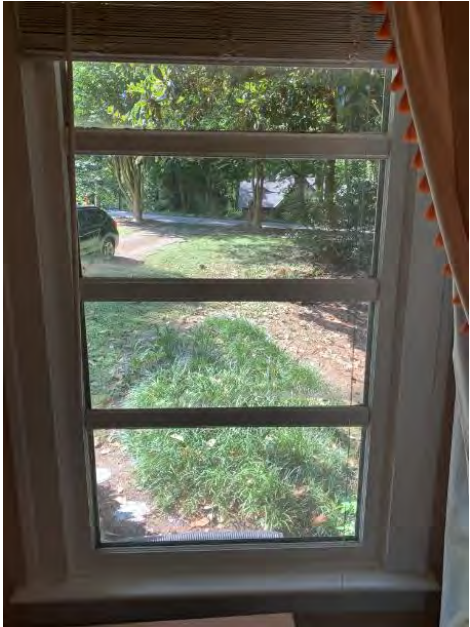
Front Windows

1760 Ridgewood Dr NE Atlanta GA 30307 – Mielnicki – 404-863-5522

Current



Not Original



Front Windows

1760 Ridgewood Dr NE Atlanta GA 30307 – Mielnicki – 404-863-5522

Proposed



1 new Jeld-wen SWD2956
Wood Double Hung
Window
3 over 1 SDL
In existing opening

1 new Jeld-wen SWD2964
Wood Double Hung
Window
3 over 1 SDL
In existing opening

2 new Jeld-wen Wood Picture
Windows 72" wide x 65" high
Fixed glass with SDL
In existing opening

Front Windows

1760 Ridgewood Dr NE Atlanta GA 30307 – Mielnicki – 404-863-5522

Precedent



415 Emory Dr



1807 E Clifton

Right Side Windows

1760 Ridgewood Dr NE Atlanta GA 30307 – Mielnicki – 404-863-5522

Current



Hard to see from street



Not Original



Neighbors at Higher Elevation (minimum of 5 ft difference in elevation). Little Privacy



Right Side Windows Cont.

1760 Ridgewood Dr NE Atlanta GA 30307 – Mielnicki – 404-863-5522

Current



May Be Original – But Different Sizes

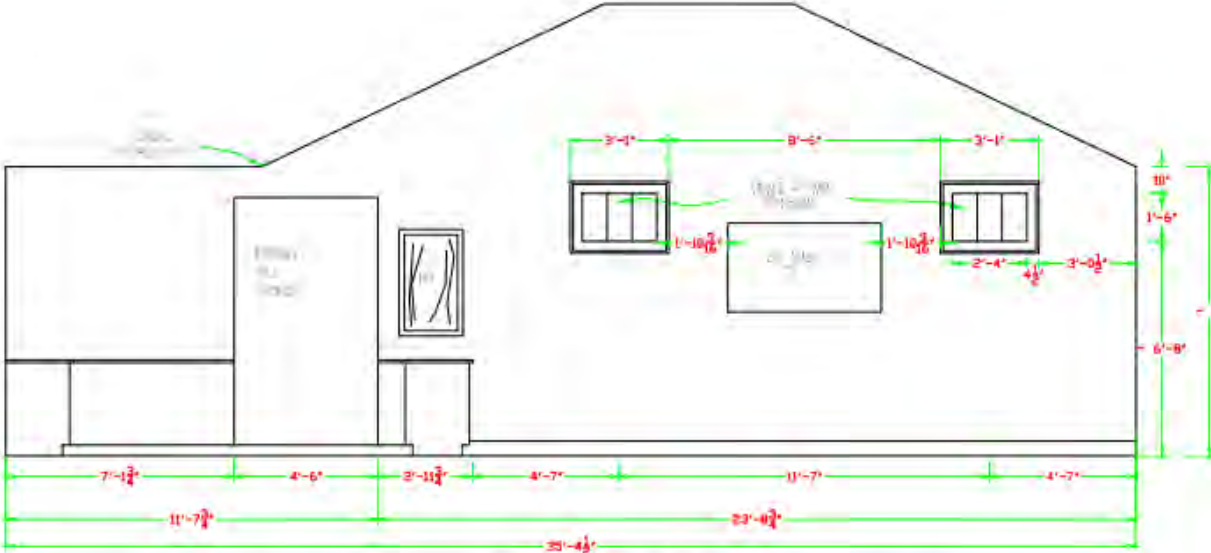


Right Side Windows

1760 Ridgewood Dr NE Atlanta GA 30307 – Mielnicki – 404-863-5522

Proposed

2 new Jeld-wen 2'4" wide x 18" high
SDL wood fixed transom windows



MIELNICKI PROJECT
PROPOSED SCHEMATIC ELEVATION AT LIVING ROOM AND KITCHEN WALL
VERSION # 2 : 2'-4" TRANSOMS AND 8'-6" BETWEEN WINDOW CASINGS
AUGUST 19, 2020
SCALE: 1/4[INCH] = 1[FOOT]



Right Side Windows

1760 Ridgewood Dr NE Atlanta GA 30307 – Mielnicki – 404-863-5522

Precedent



415 Emory Dr

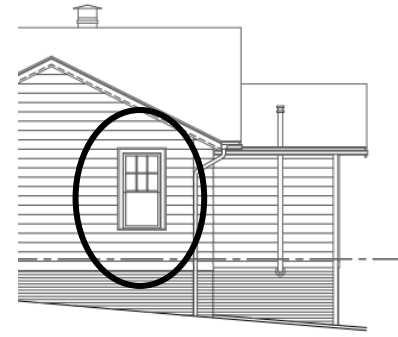
Left Side + Rear Windows

1760 Ridgewood Dr NE Atlanta GA 30307 – Mielnicki – 404-863-5522

Current



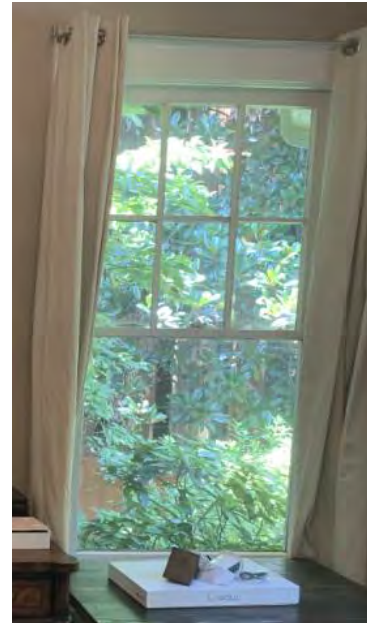
Left Side



Rear



Poorly Sealed,
Letting
Moisture
In



1 Left Side + Rear Window (Same Room)

Left Side Windows Cont.

1760 Ridgewood Dr NE Atlanta GA 30307 – Mielnicki – 404-863-5522

Current



Moisture Issues. Re-painted 1.5 years ago and already re-peeling

Left Side Windows + 1 Rear Window

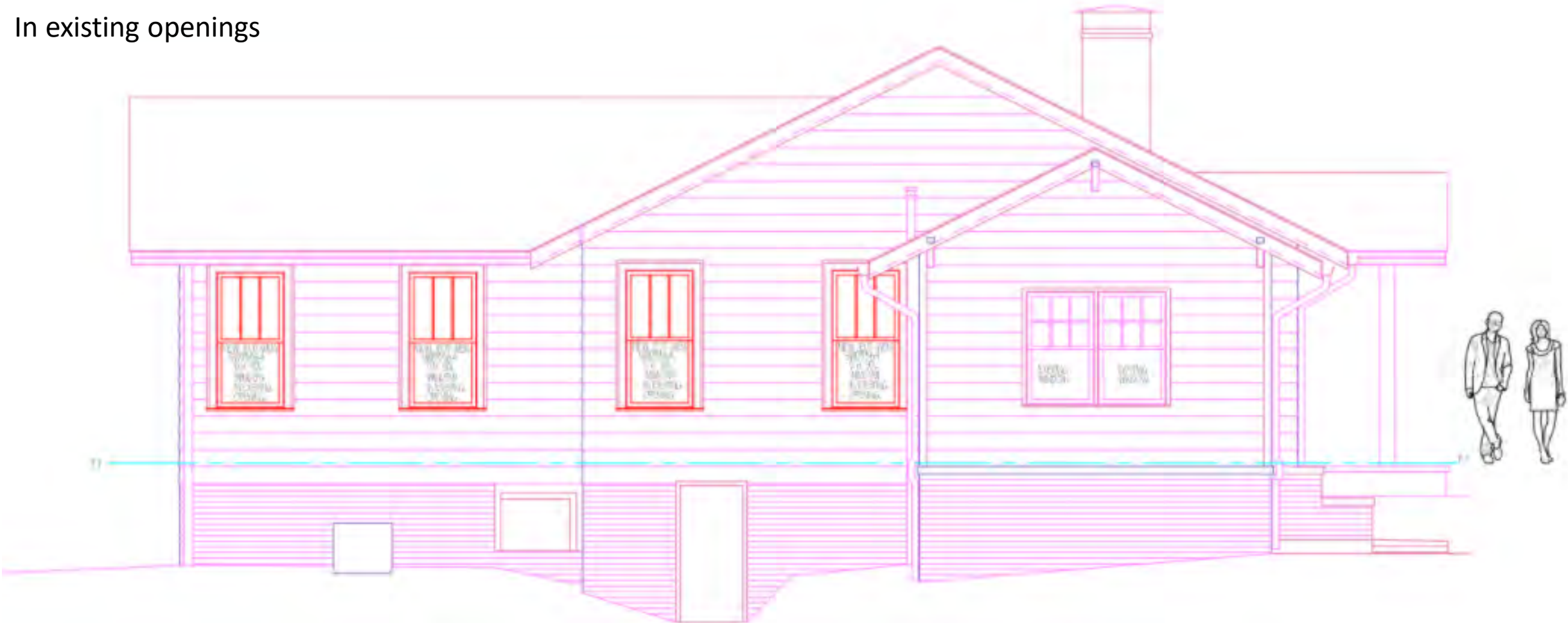
1760 Ridgewood Dr NE Atlanta GA 30307 – Mielnicki – 404-863-5522

Proposed

5 new Jeld-wen SWD3364 Wood Double Hung Windows

3 over 1 SDL

In existing openings

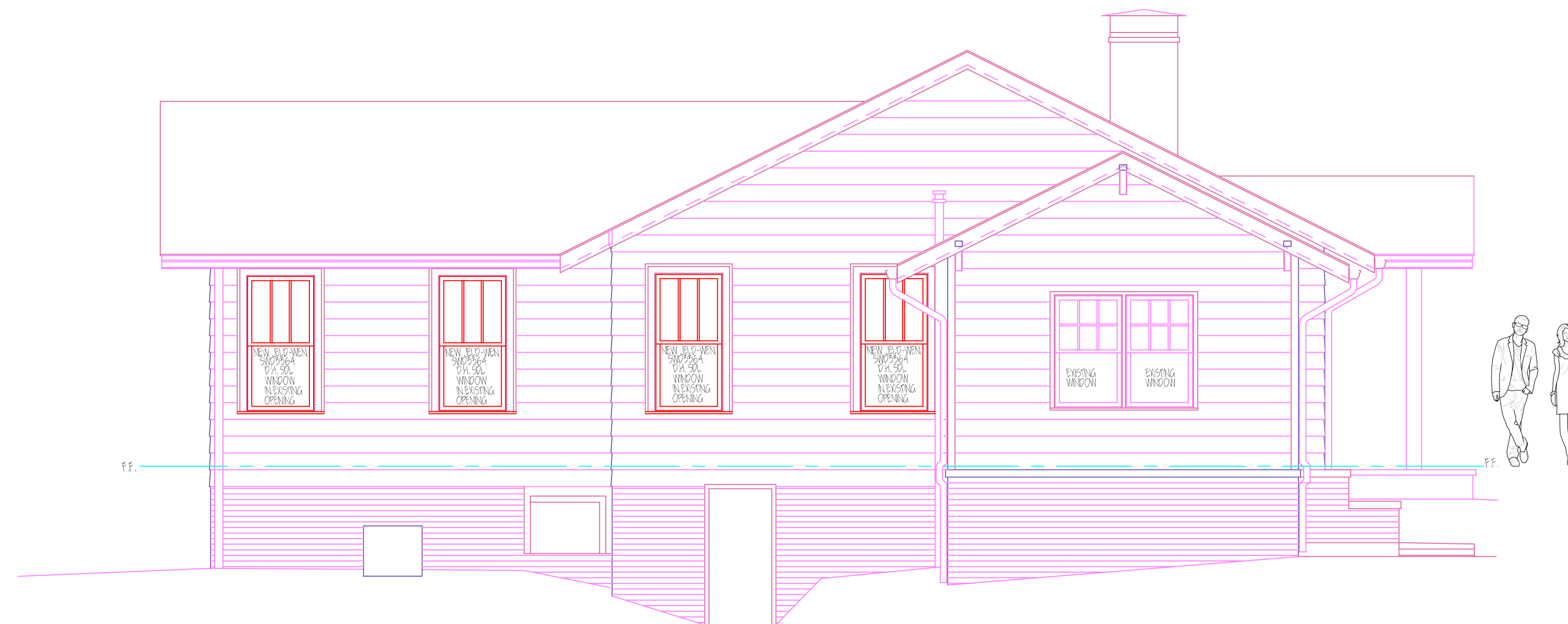




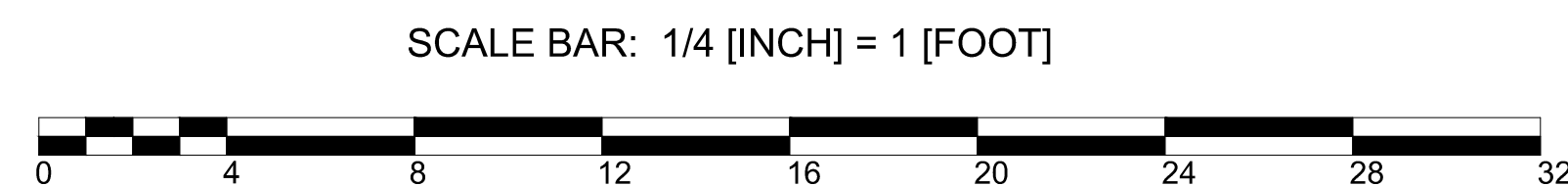
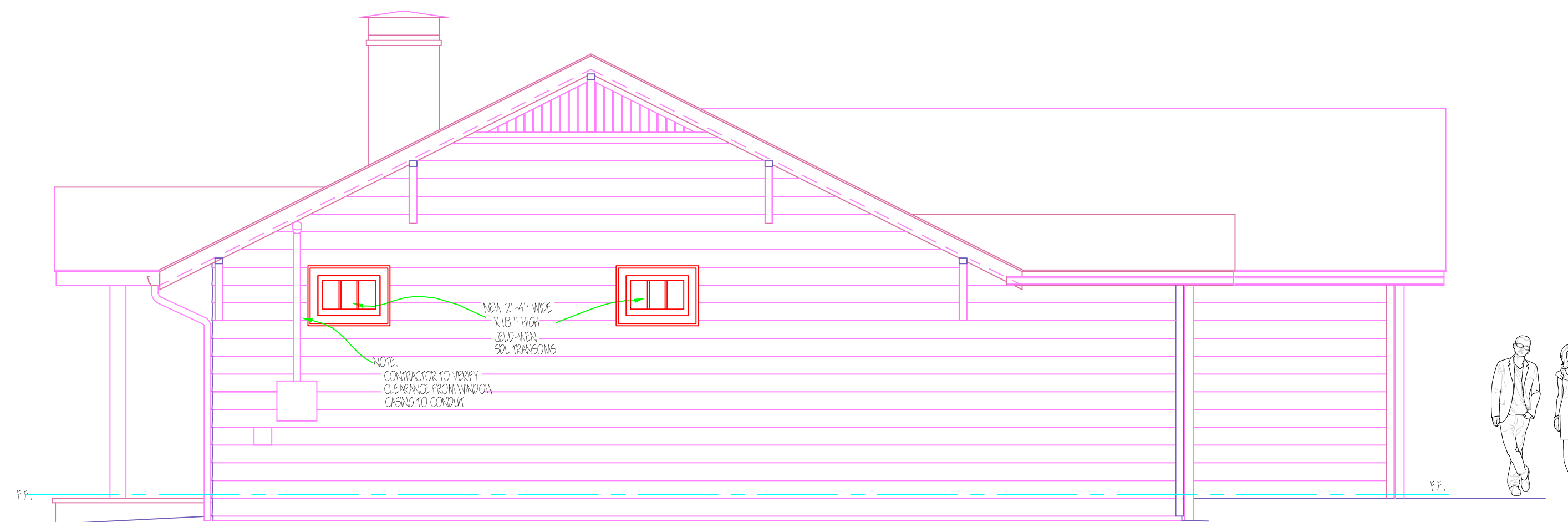
**SOUTH ELEVATION
FACING STREET**



**WEST ELEVATION
LEFT SIDE**



**EAST ELEVATION
RIGHT SIDE**



Disclaimer

Please Note:

- 1) Plans indicate location only.
- 2) All measurements must be verified on site.
- 3) Engineering requirements may indicate additional changes to plans.

General Notes

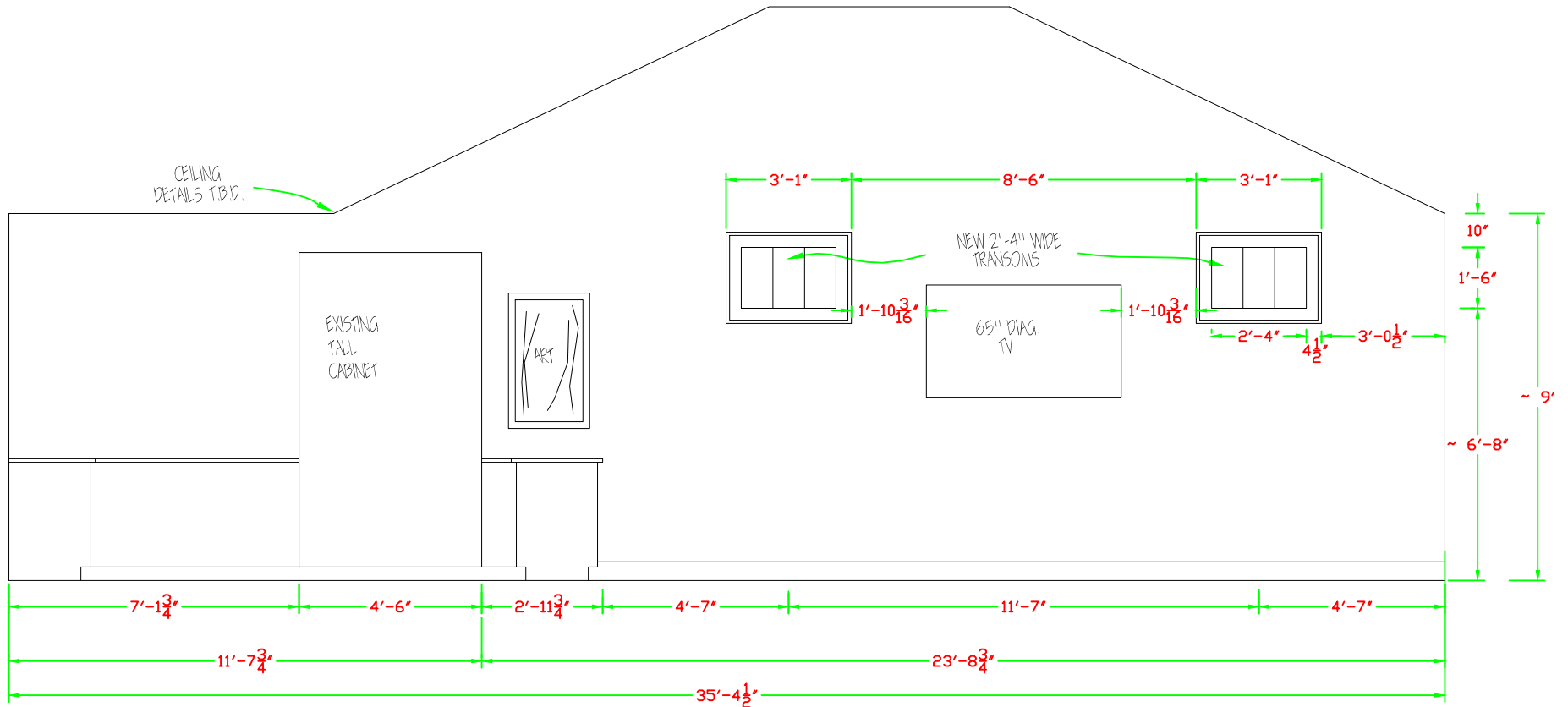
Revisions

No.	Revision/issue	Date

Firm Name and Address
**DESIGN BY JUDY MOZEN
 HANDCRAFTED HOMES INC.**
 JUDY MOZEN, PRESIDENT
 RANDY URQUHART, VICE PRESIDENT
 505 BOULDER WAY
 ROSWELL, GA. 30075
 770 642 1010 OFFICE
 770 318 1009 RANDY'S CELL
 OFFICERS@HANDCRAFTEDHOMES-INC.COM

Project Name and Address
**PAIGE & WILL MIELNICKI
 RENOVATION**
 1760 RIDGEWOOD DRIVE NE.
 ATLANTA GA. 30307
**CONTACT PERSON:
 PAIGE MIELNICKI
 CELLPHONE: 404 863 5522**

Project MIELNICKI	Sheet
Date AUGUST 18, 2020	A1
Scale 1/4 INCH = 1 FOOT	



MIELNICKI PROJECT
PROPOSED SCHEMATIC ELEVATION AT LIVING ROOM AND KITCHEN WALL
VERSION # 2 : 2'-4" TRANSOMS AND 8'-6" BETWEEN WINDOW CASINGS
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