



DeKalb County
GEORGIA

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: 420 Princeton Way, NE, Atlanta, GA 30307
Applicant: Alice Johnson DESIGN E-Mail: alice.johnson411@gmail.com
Applicant Mailing Address: 1403 Emory Rd NE
Atlanta, GA 30306
Applicant Phone(s): 404.909.0057 Fax: _____
Applicant's relationship to the owner: Owner ☐ Architect ☒ Contractor/Builder ☐ Other ☐

Owner(s): Doug & Lee Ann Connell E-Mail: leeann.connell@alliedsolutions.net
E-Mail: rdclac@att.net
Owner(s) Mailing Address: 420 Princeton Way NE, Atlanta, GA 30307

Owner(s) Telephone Number: LeeAnn - 404.503.4533 / Doug - 404.634.4007

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1940

Nature of work (check all that apply):

New construction ☐ Demolition ☐ Addition ☒ Moving a building ☐ Other building changes ☒ Replace ex. steel windows
New accessory building ☐ Landscaping ☐ Fence/Wall ☐ Other environmental changes ☐
Sign installation or replacement ☐ Other ☐

Description of Work:

Owner proposes the following scope of work: (1) add a new rear addition @ NE corner for an enlarged family room/kitchen; (2) enlarge existing dining room window; (3) rework columns/screens @ front side porch; (4) add a rear shed dormer to master BR suite; and (5) to replace existing steel windows with new wood windows by Feldren (small muntin bar) throughout.

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 5.31.19
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),

Lee Ann + Doug Connell
being (owner) (owners) of the property 420 Princeton Way, Atlanta, GA,
hereby delegate authority to _____
to file an application in (my) (our) behalf.

Lee Ann Connell 5/30/19
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

420 Princeton Way NE, Atlanta, GA 30307

5/31/19

Submitted by Alice Johnson DESIGN on behalf of Doug & Lee Ann Connell

Description:

Existing 1.5-story home, constructed in 1940 (and with previous additions) is a historic structure in the Emory Grove Historic District. Scope of work for addition to include:

1. Add a new 11' rear addition to the previous 1-story addition, in order to enlarge and rotate the kitchen and extend the family room. Ceiling to be vaulted at the interior. Add a small deck on the rear with wood rail;
2. Enlarge the existing dining room window by lowering the existing sill to match the existing living room window sills;
3. Rework the column/screen layout at existing front screened porch, and construct new wood rail;
4. Construct a new rear shed dormer to tie into the main roof in order to add a new master bath at upper level master bedroom.
5. Replace the original steel casement windows with new wood windows by Jeldwen or sim. with simulated divided lites and permanently affixed muntin bars at both interior and exterior, and between-the-glass spacer bar. Muntin bar size to be 3/8".



View of Front Elevation



View from Right-of-Way along Driveway (this is the side for the Addition)



View from Right-of-Way Along Opposite Side (Double hung windows @ upper gable from previous renovation)



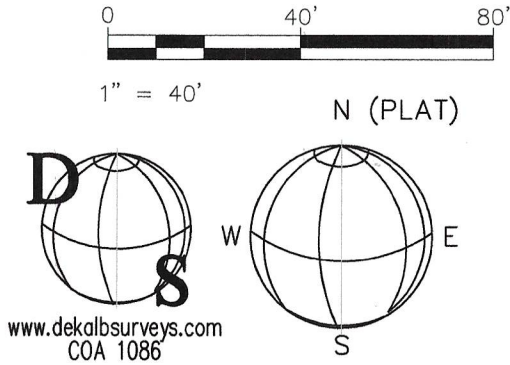
Existing Rear Family Room Addition



Rear Corner of house (Proposed Shed Dormer)

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.

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.



ZONING: R-75

IMPERVIOUS SURFACES:
DRIVE/WALK/STOOP
= 649 SQ. FT.
HOUSE = 1,746 SQ. FT.
DECK = 301 SQ. FT.
CONC PADS = 841 SQ. FT.
STONE PADS = 491 SQ. FT.
WALLS = 101 SQ. FT.

TOTAL IMPERVIOUS
= 4,129 SQ. FT. (25.9%)
TOTAL LOT = 15,952 SQ. FT.

REFERENCE: PLAT BOOK 11 PG 131
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 13799 PG 43
PROPERTY OWNER AT TIME OF SURVEY: RICHARD DOUG CONNELL, JR & LEE ANN CONNELL
PARCEL NUMBER: 18 052 08 011

SOUTH PROPERTY LINE IS BEARING BASIS PER PLAT BY GA. LAND SURVEYING CO., INC. DATED 12-19-1995

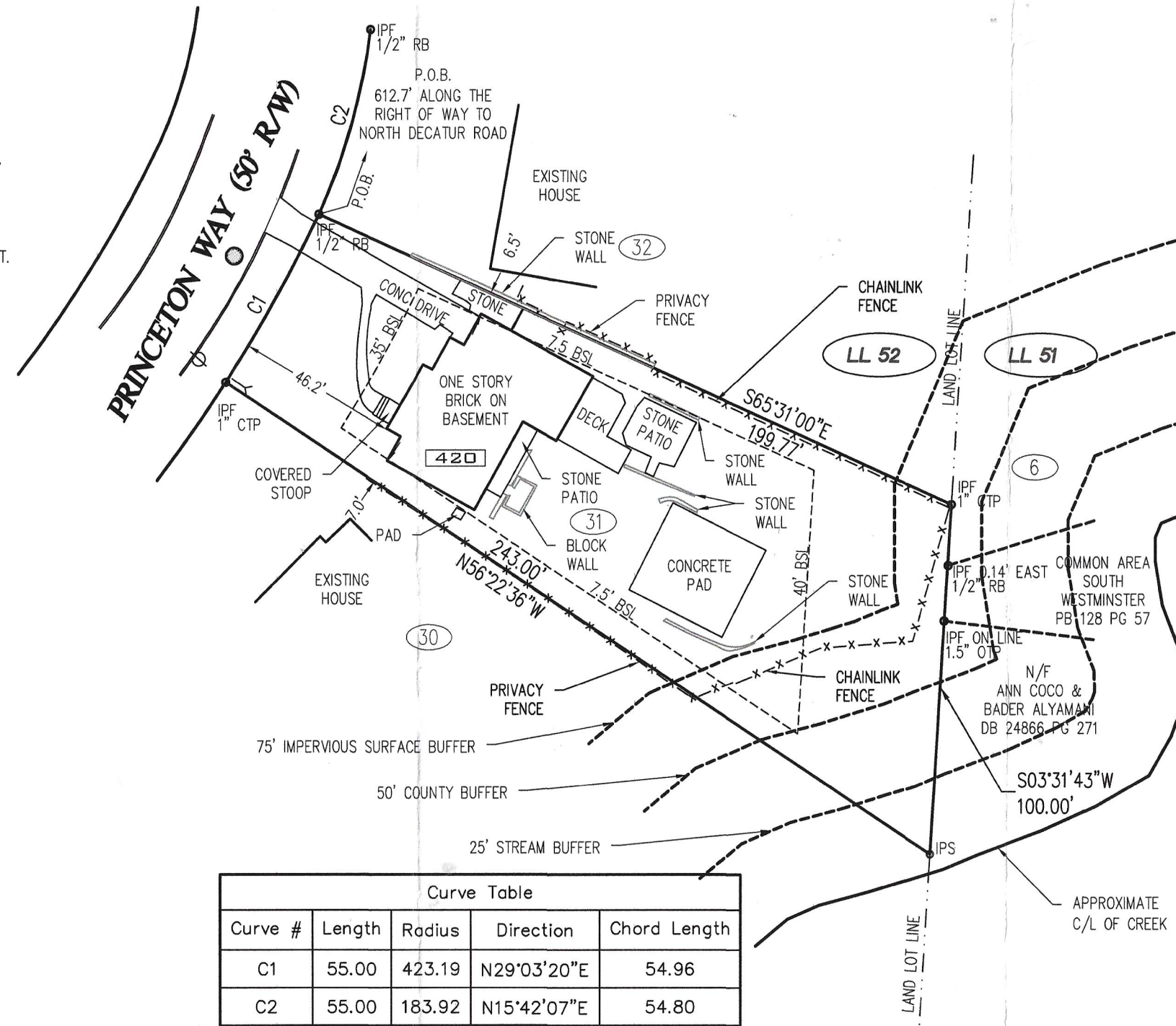
TOTAL AREA: 15,952 SQ FT, 0.366 AC
CALCULATED PLAT CLOSURE: 1:426,950

FIELD DATA:
DATE OF FIELD SURVEY 2-01-2019
THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

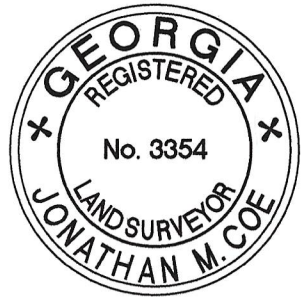
EQUIPMENT:
ELECTRONIC TOTAL STATION

SURVEY FOR:
DOUG CONNELL
LOT 31, BLOCK A,
EMORY GROVE SUBDIVISION

420 PRINCETON WAY
DEKALB COUNTY, GEORGIA
LAND LOT 52, DIST 18
DATE: FEBRUARY 15, 2019



- LEGEND
- EOP EDGE OF PAVEMENT (CURB)
 - PP POWER POLE
 - R/W RIGHT OF WAY
 - IPF IRON PIN FOUND
 - IPS 1/2\"/>



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

© 2018-2022: THIS 11 X 17
DRAWING AND REPRODUCTIONS
ARE THE PROPERTY OF THE
SURVEYOR AND MAY NOT BE
REPRODUCED, PUBLISHED OR
USED IN ANY WAY WITHOUT THE
WRITTEN PERMISSION OF THIS
SURVEYOR

Curve Table				
Curve #	Length	Radius	Direction	Chord Length
C1	55.00	423.19	N29°03'20"E	54.96
C2	55.00	183.92	N15°42'07"E	54.80

