

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: 429 Emory Drive

Applicant: Rachel Weston Linnemann E-Mail: _____

Applicant Mailing Address: 429 Emory Drive, Atlanta, GA 30307

Applicant Phone(s): 202-669-7653 Fax: —

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

Owner(s): Rachel Weston Linnemann E-Mail: rachelLinnemanne@gmail.com

Mike Linnemann E-Mail: Linnemanne@gmail.com

Owner(s) Mailing Address: 429 Emory Drive NE, Atlanta, GA 30307

Owner(s) Telephone Number: 202-669-7653

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: Original 1930's Addition in 2009

Nature of work (check all that apply):

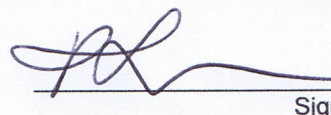
New construction ☐ Demolition ☐ Addition ☒ Moving a building ☐ Other building changes ☐
New accessory building ☐ Landscaping ☐ Fence/Wall ☐ Other environmental changes ☐
Sign installation or replacement ☐ Other ☐

We are proposing an addition at the back of the structure – not visible from the street. The front of the residence stays exactly the same except for replacement of windows (to match existing windows).

1. The new screen porch at the back of the structure will set back 2' from the side of the main house and will be 17'-9" from the neighbors house. This will be a 1 story structure.
2. The new first floor family room with a master bedroom above (at the back of the structure) will be set back 4' from the side of the main house. This second floor addition will be 23'-4" from the south neighbors house. This addition will not be visible from the street with all the existing vegetation.

Note: All materials and brick will match the existing house. See drawings.

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.

 02/25/2019
Signature of Applicant/Date

Revised 1/26/17



429 Emory Drive Front View



429 Emory Drive Driveway Side



429 Emory Drive Driveway Side



429 Emory Drive Back View



429 Emory Drive Property Side (Addition not visable)



429 Emory Drive Property Side



429 Emory Drive View to South Neighbor



429 Emory Drive View to North Neighbor



429 Emory Drive Brick Details to Copy

EXISTING 429 EMORY DRIVE CONDITIONS



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1200 CUMBERLAND RD. NE
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202-669-7653 (Rachel)

PROJECT
1905

SUBMITTALS	DATES
HISTORIC	2/25/19

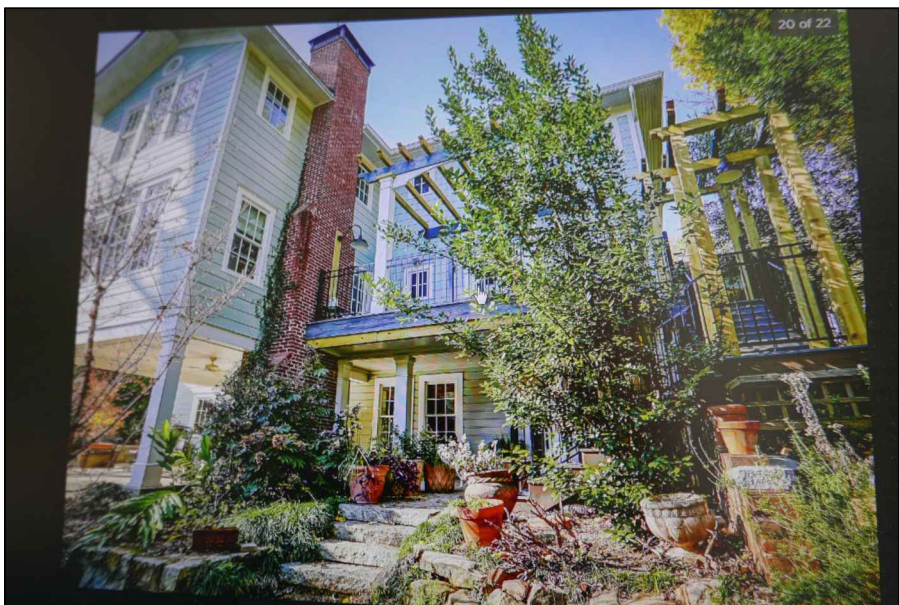
DRAWING TITLE
EXISTING HOUSE
PHOTOS
DRAWING REFERENCE



463 Burlington Road N.E.



1727 Ridgewood Drive NE



1727 Ridgewood Drive NE



428 Emory Drive (Across the Street)



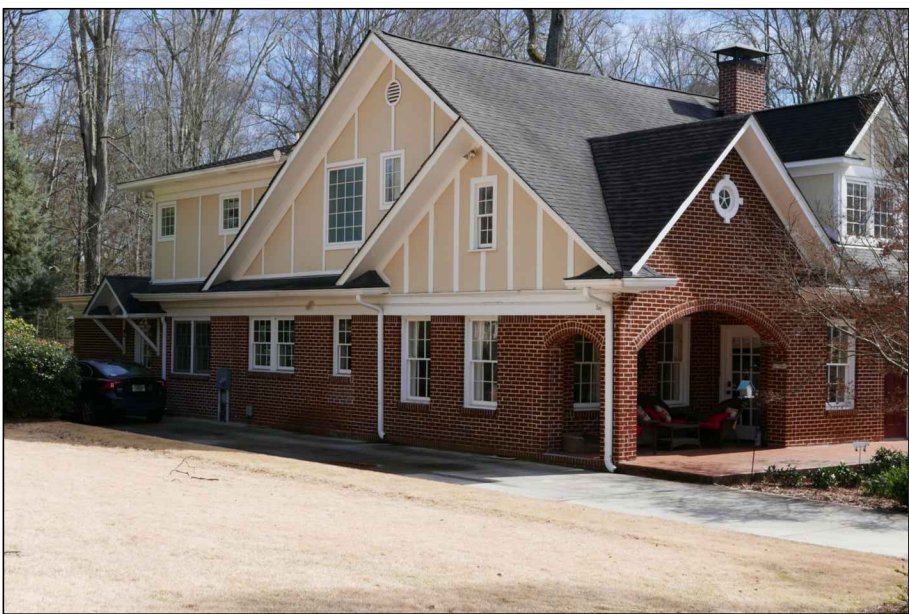
428 Emory Drive (across the street)



422 Emory Drive (same street)



415 Emory Drive (same street)



435 Emory Drive (north neighbor)



396 Emory Drive (same street)

EXAMPLES OF NEIGHBORHOOD BACK ADDITIONS



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DRAWING TITLE
NEIGHBORHOOD
HOME ADDITIONS

DRAWING REFERENCE

A-2

MATERIAL LIST:

FENCES: NOT APPLICABLE

NEW AND REPLACED WINDOWS± SDL WOOD JELDWIN W/PERMANENTLY AFFIXED MUNTINS BOTH INSIDE AND OUTSIDE.
MUNTINS TO MATCH EXISTING MUNTINS.
MUNTINS TO MATCH EXISTING (6 OVER 6 FOR THE DOUBLE HUNG)
NEW WINDOWS TO MATCH PROPORTION TO ORIGINAL WINDOWS.
REPLACEMENT WINDOWS TO BE SAME SIZE AS ORIGINAL WINDOWS.

EXTERIOR MATERIALS:

BRICK TO MATCH EXISTING BRICK & BRICK DETAILS
(LOCATIONS OF SOLDIER, ROWLOCK, ETC.)
SIDING TO MATCH EXISTING - HARDIBOARD & WOOD TRIM.

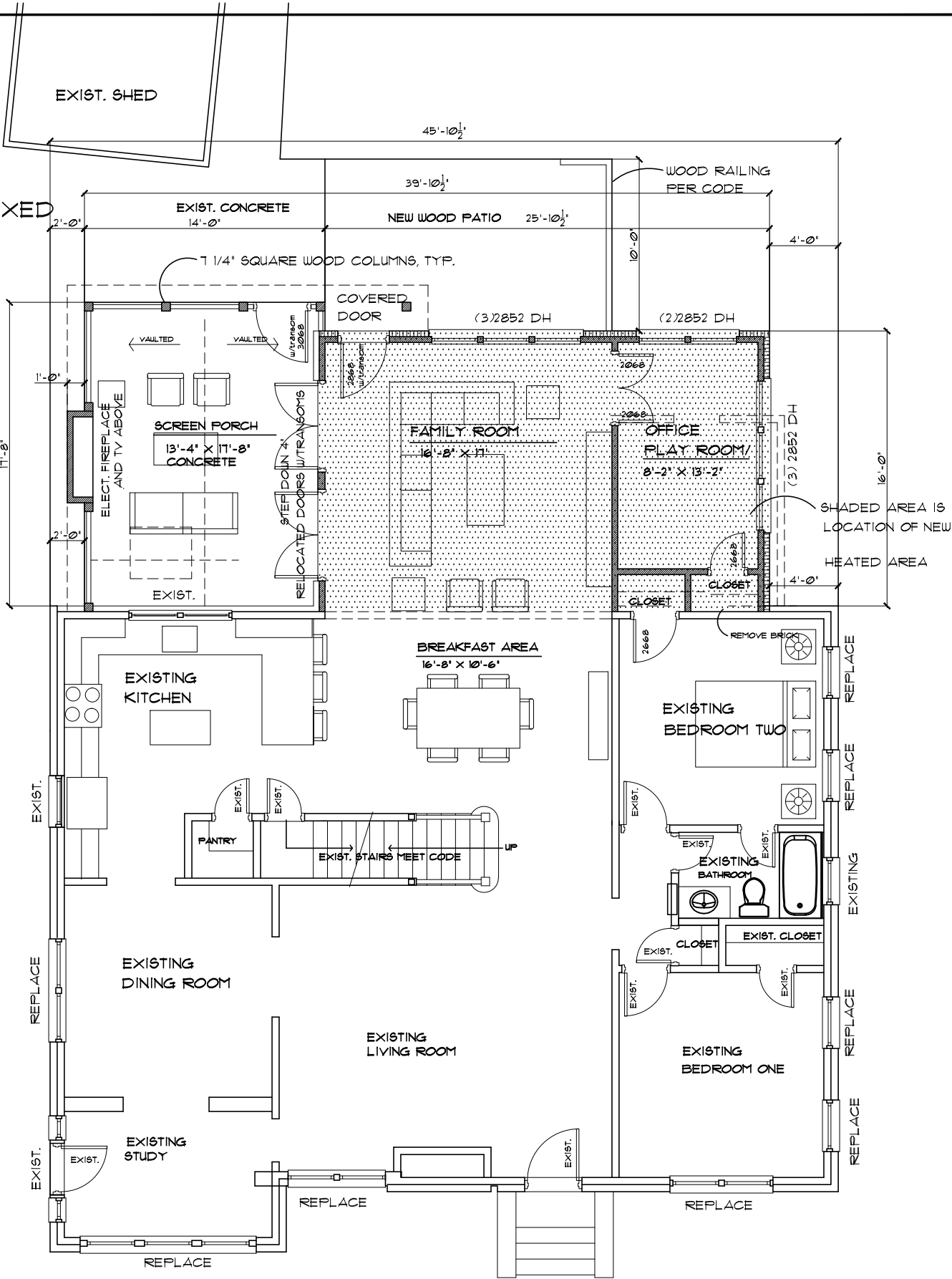
NEW ROOF AREAS:

ARCHITECTURAL ASPHALT SHINGLES TO MATCH EXISTING ROOF.
SMALL AREA AT BACK ROOF TO BE METAL BECAUSE OF SLOPE
(OPTIONAL IN THIS AREA: BLACK MEMBRANE)

TRIM: WOOD TRIM TO MATCH EXISTING HOUSE.

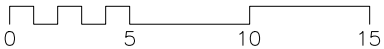
SKYLIGHT: BACK OF HOUSE: 2X4 TEMPERED GLASS
NOT VISABLE FROM STREET

EXISTING	ADDITION
EXISTING FIRST FLOOR: 1,554 SF	324 SF
EXISTING SECOND FLOOR: 1,145 SF	268 SF
EXISTING TOTAL 2,699 SF	592 SF
TOTAL: 3,291 SF	
EXISTING FIRST FLOOR: 1,554 SF	
NEW FIRST FLOOR ADDITION: 324 SF	
TOTAL FIRST FLOOR : 1,878 SF	



PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



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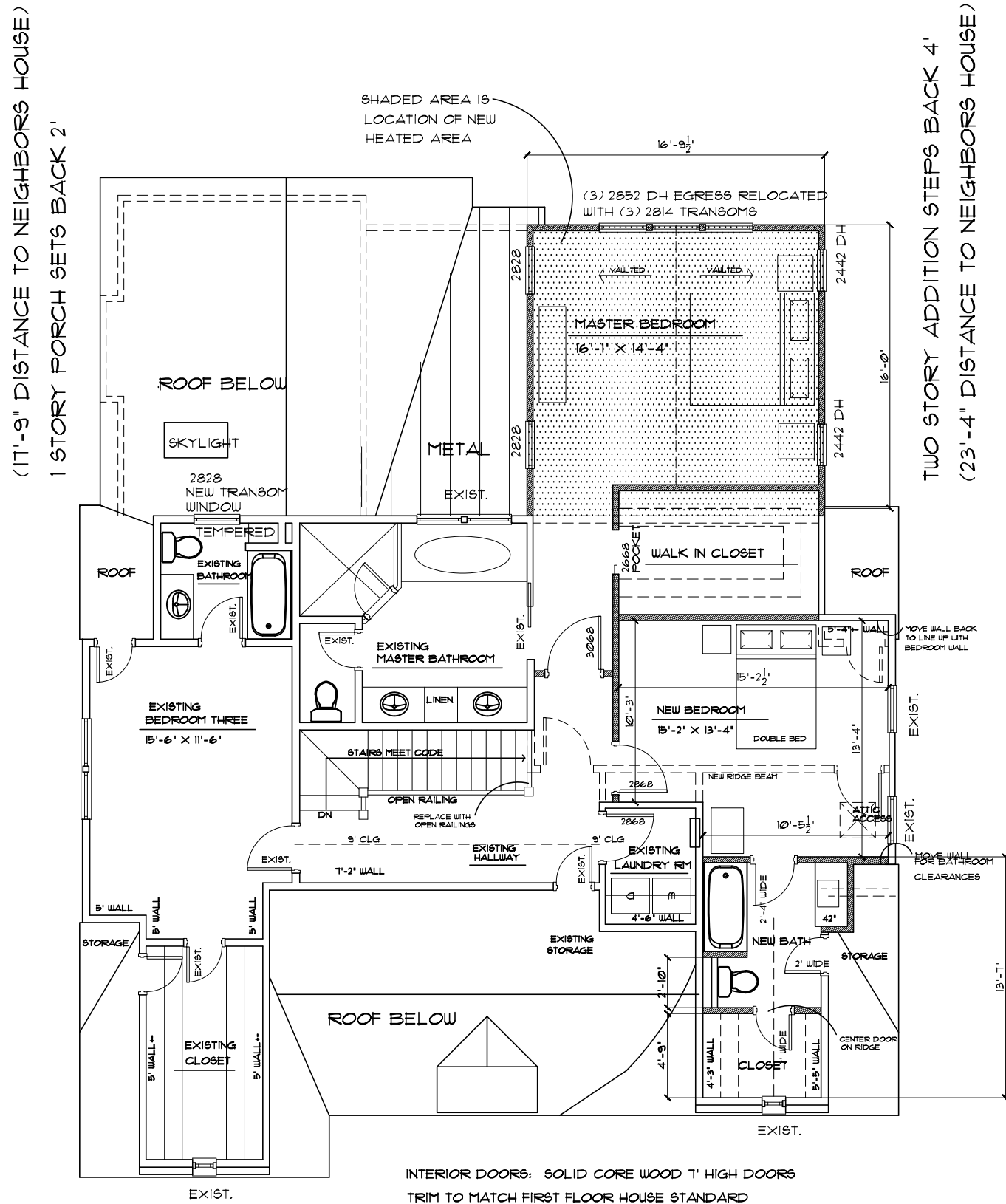
DRAWING TITLE

EXIST. & PROPOSED
FIRST FLOOR

DRAWING REFERENCE

EXISTING SECOND FLOOR: 1,145 SF
NEW SECOND FLOOR ADDITION: 268 SF

TOTAL SECOND FLOOR : 1,413 SF



PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



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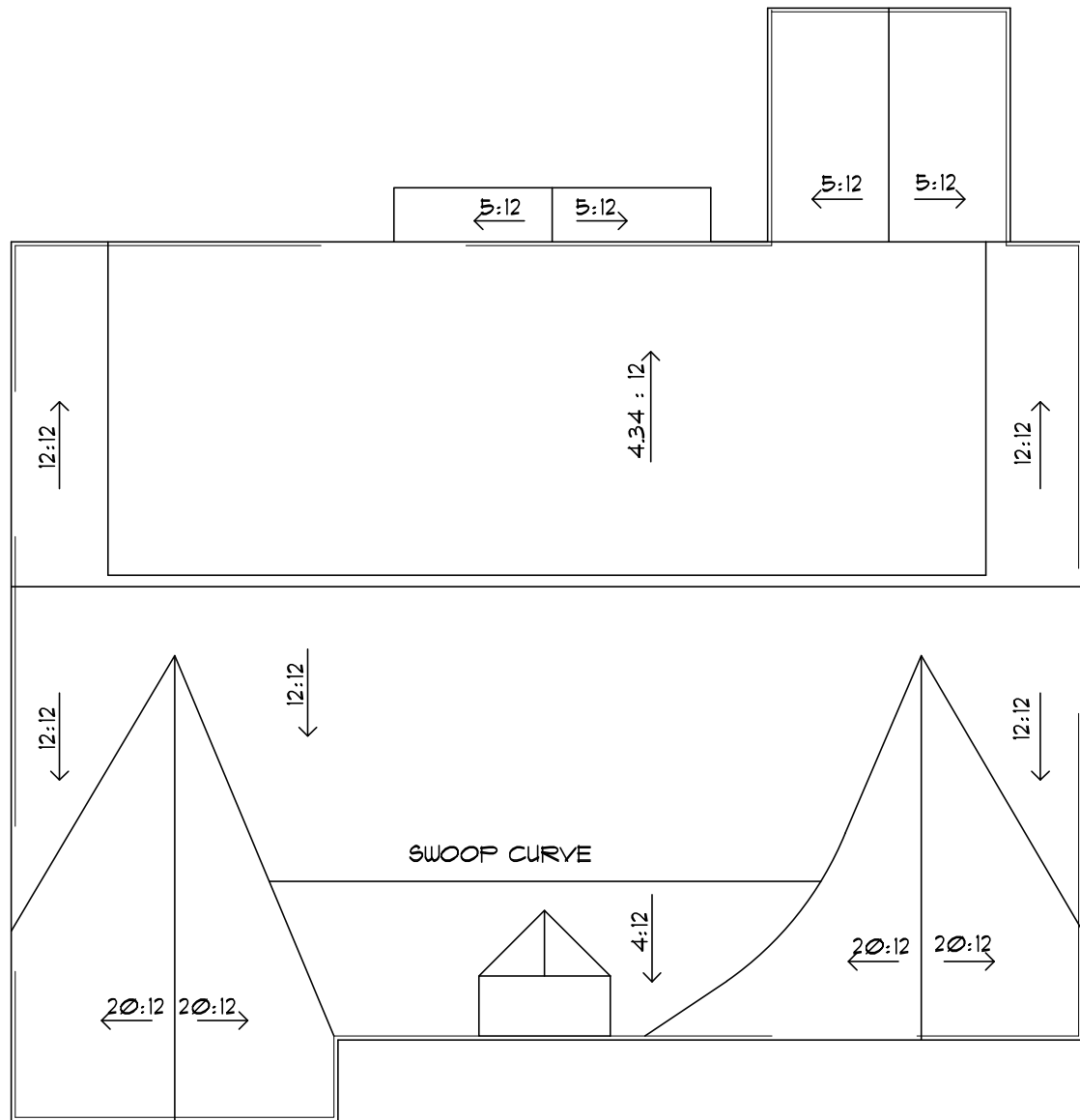
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DRAWING TITLE

EXIST. & PROPOSED
SECOND FLOOR

DRAWING REFERENCE

$$\triangle - 4$$



EXISTING ROOF PLAN

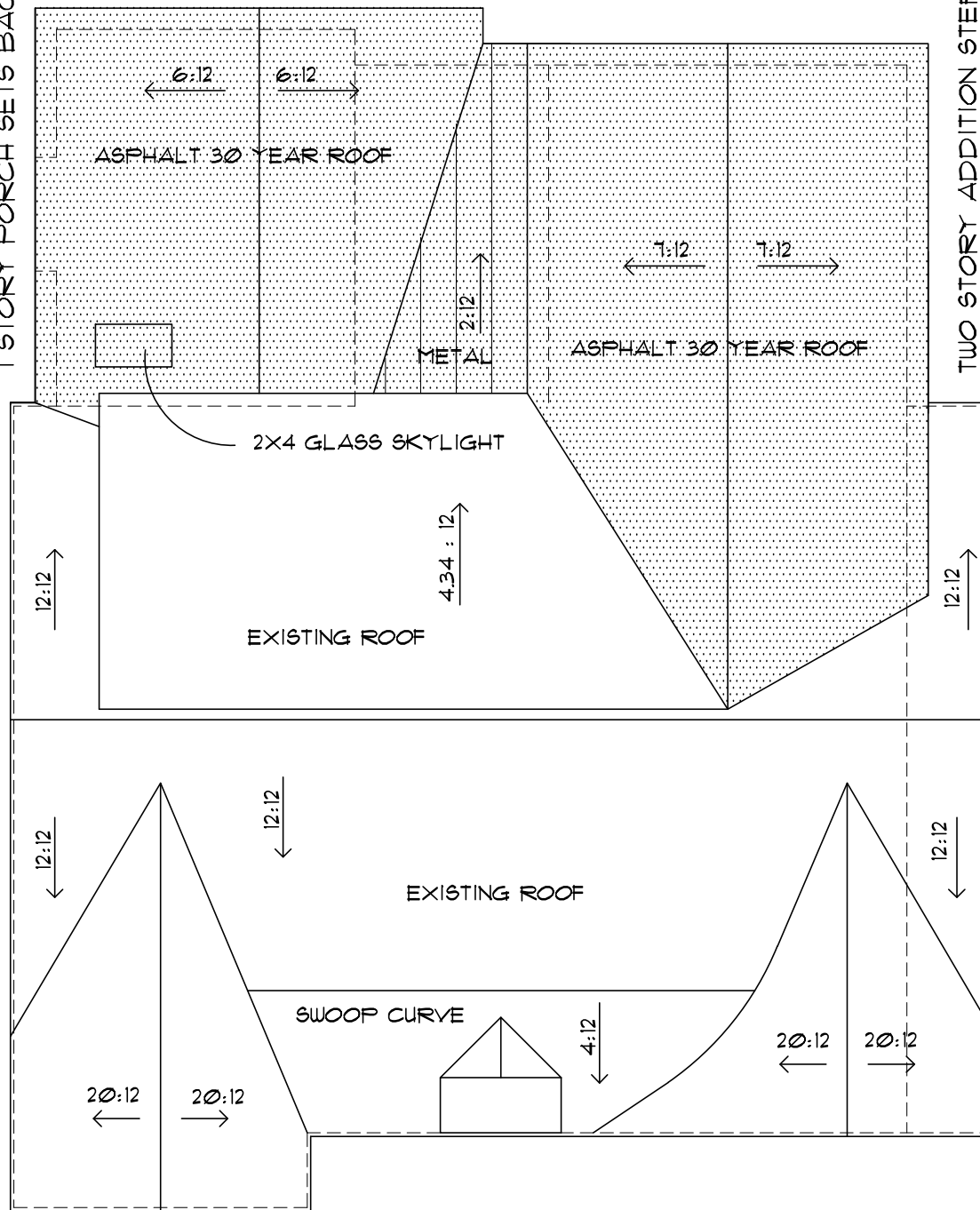
SCALE: 1/8" = 1'-0"

(17'-9" DISTANCE TO NEIGHBORS HOUSE)
1 STORY PORCH SETS BACK 2'

ROOF NOTES:

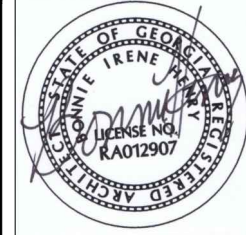
ALL NEW ROOF AREAS TO HAVE 1' OVERHANG

30 YEAR ARCH. ASPHALT SHINGLES TO MATCH EXISTING



PROPOSED ROOF PLAN

SCALE: 1/8" = 1'-0"



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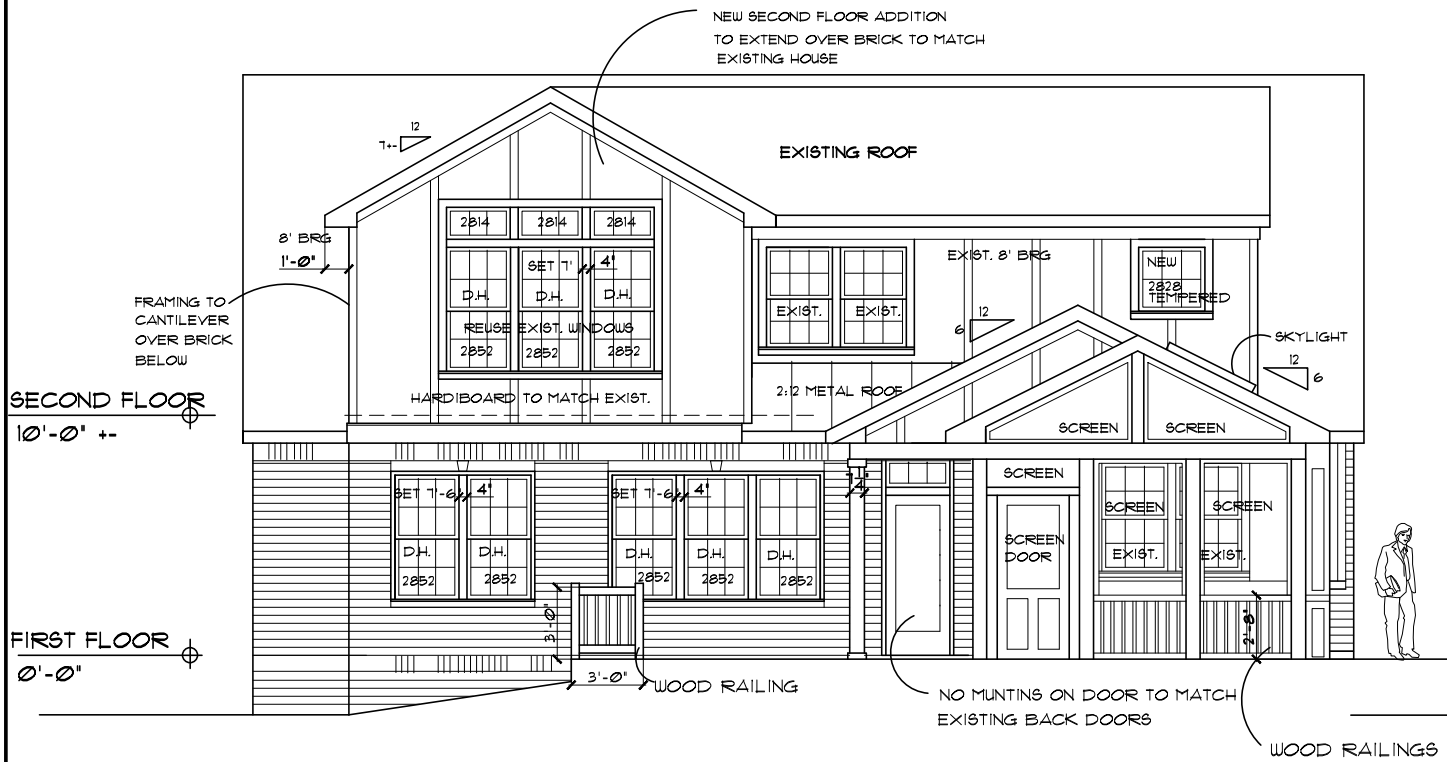
SUBMITTALS	DATES
HISTORIC	2/25/19

DRAWING TITLE

EXIST. & PROPOSED
ROOF PLAN

DRAWING REFERENCE

A-5



PROPOSED BACK ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: NEW BRICK AREAS TO MATCH LOCATIONS AND DESIGN OF EXISTING SOLDIER COURSE, ROWLOCKS AND STONE KEYSTONE



NO CHANGES EXCEPT REPLACEMENT WINDOWS PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"



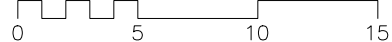
EXISTING BACK ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING FRONT ELEVATION

SCALE: 1/8" = 1'-0"



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PROJECT 1905

SUBMITTALS	DATES
HISTORIC	2/25/19

DRAWING TITLE

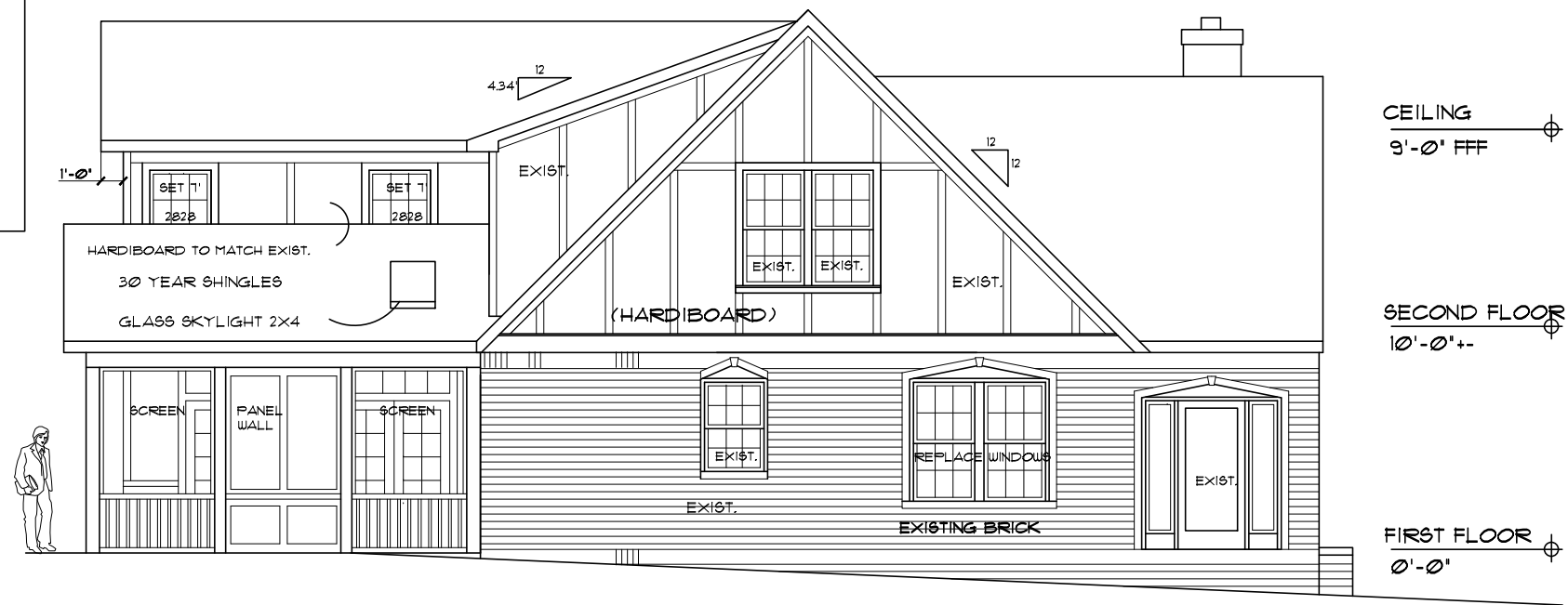
EXIST. & PROPOSED
FRONT & BACK ELEV.

DRAWING REFERENCE

A-6

ALL CEILINGS AT FIRST FLOOR TO MATCH EXISTING HOUSE (9')
ALL CEILINGS AT SECOND FLOOR BEARING TO MATCH
EXISTING (8' BRG)
NOTE: CEILINGS IN SCREEN PORCH AND MASTER BEDROOM
TO BE VAULTED
EXISTING GRADE AROUND HOUSE TO STAY THE SAME.

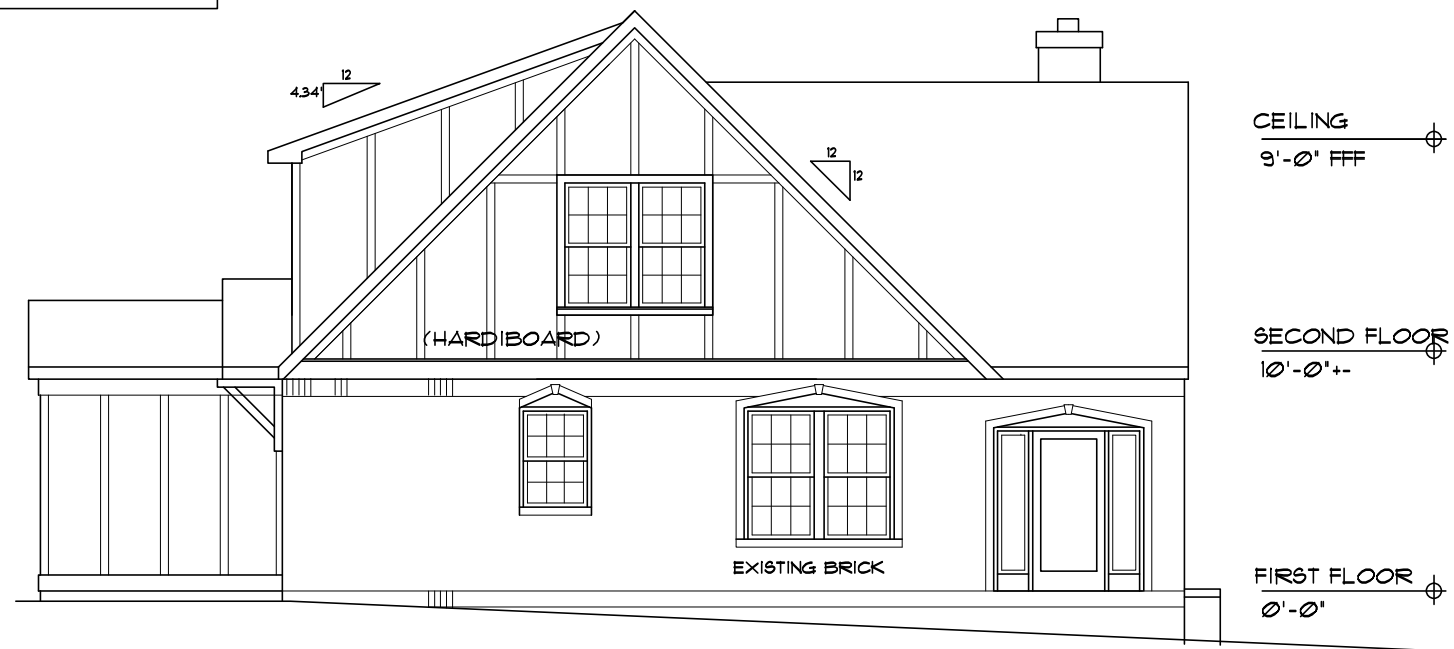
NOTE: SCREEN PORCH
IS SET BACK 2' FROM EXIST.
SIDE OF HOUSE



PROPOSED DRIVEWAY ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: NEW BRICK AREAS TO MATCH LOCATIONS AND DESIGN OF
EXISTING SOLDIER COURSE, ROWLOCKS AND STONE KEYSTONE



EXISTING DRIVEWAY ELEVATION

SCALE: 1/8" = 1'-0"



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PROJECT
1905

SUBMITTALS	DATES
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DRAWING TITLE

EXIST. & PROPOSED
DRIVEWAY ELEVATION

DRAWING REFERENCE

A-7

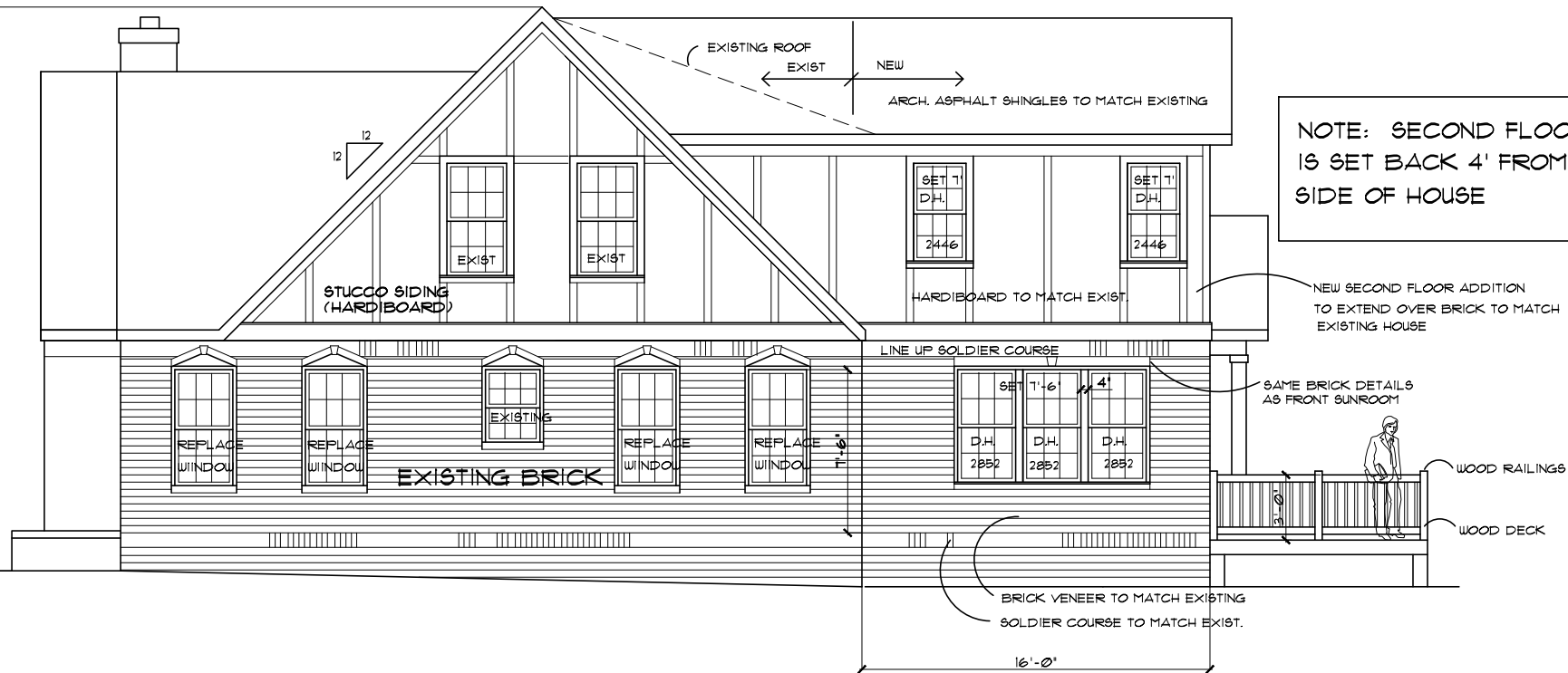
ALL CEILINGS AT FIRST FLOOR TO MATCH EXISTING HOUSE (9')
ALL CEILINGS AT SECOND FLOOR BEARING TO MATCH
EXISTING (8' BRG)
NOTE: CEILINGS IN SCREEN PORCH AND MASTER BEDROOM
TO BE VAULTED

EXISTING GRADE AROUND HOUSE TO STAY THE SAME.

SECOND FLOOR
10'-0"±

FIRST FLOOR
0'-0"

25'-11 1/4"



NOTE: SECOND FLOOR
IS SET BACK 4' FROM EXIST.
SIDE OF HOUSE

NEW SECOND FLOOR ADDITION
TO EXTEND OVER BRICK TO MATCH
EXISTING HOUSE

SAME BRICK DETAILS
AS FRONT SUNROOM

WOOD RAILINGS

WOOD DECK

BRICK VENEER TO MATCH EXISTING
SOLDIER COURSE TO MATCH EXIST.

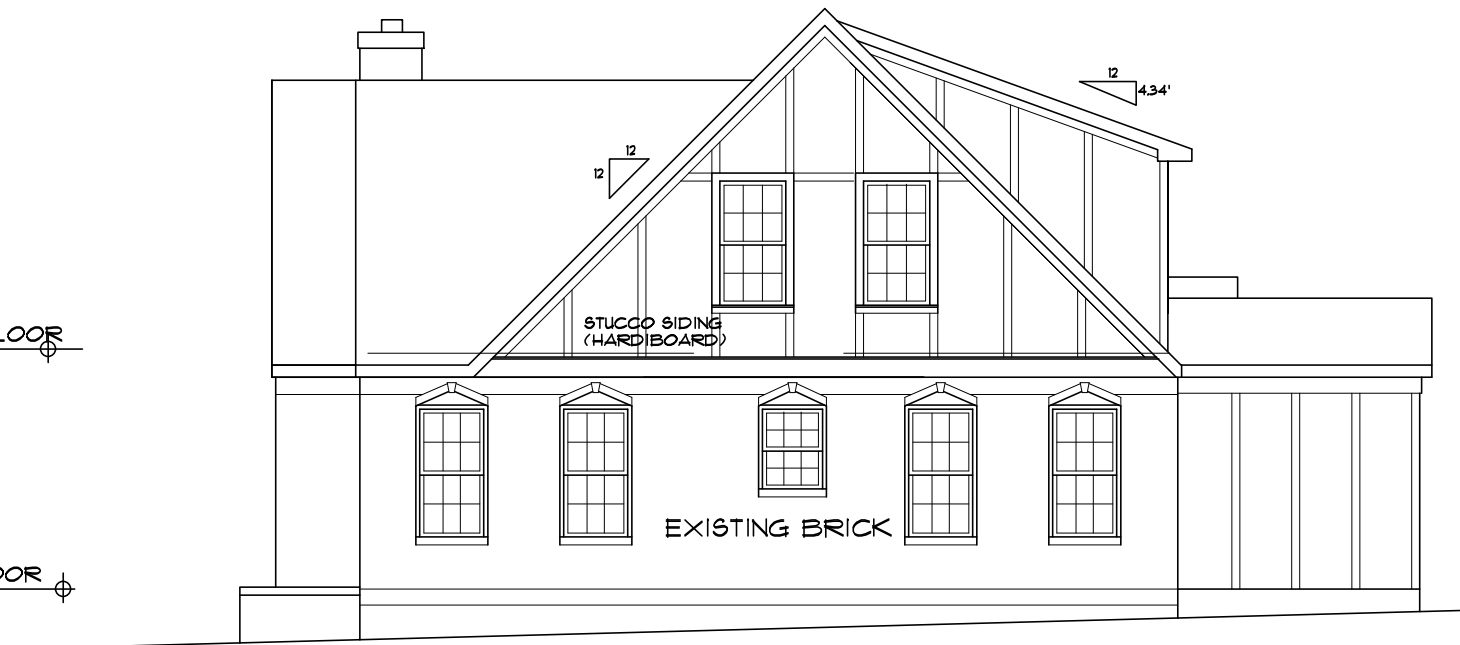
PROPOSED PROPERTY SIDE ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: NEW BRICK AREAS TO MATCH LOCATIONS AND DESIGN OF
EXISTING SOLDIER COURSE, ROWLOCKS AND STONE KEYSTONE

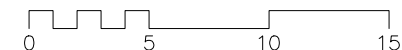
SECOND FLOOR
10'-0"±

FIRST FLOOR
0'-0"



EXISTING PROPERTY SIDE ELEVATION

SCALE: 1/8" = 1'-0"



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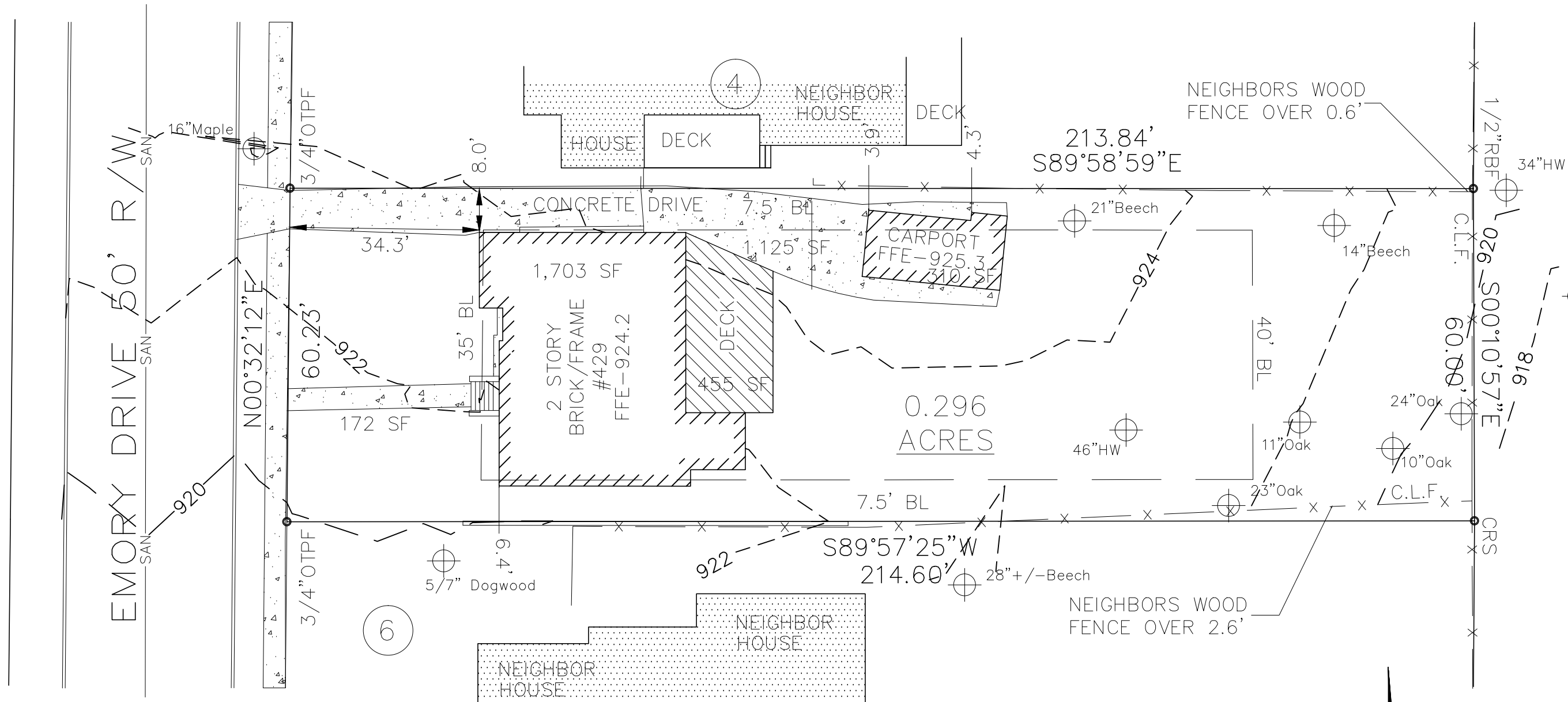
SUBMITTALS	DATES
HISTORIC	2/25/19

DRAWING TITLE

EXIST. & PROPOSED
PROPERTY SIDE ELEV.

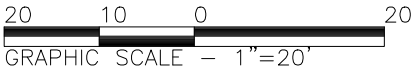
DRAWING REFERENCE

A-8



EXISTING LOT COVERAGE (LOT: 12,871 SF)

HOUSE	1,703 SF
WOOD DECK	455 SF
SIDEWALK/FRONT PORCH	172 SF
CARPORT	310 SF
DRIVEWAY/SIDEWALKS	1,125 SF
TOTAL	3,765 SF
3765 / 12871 = 29.24%	
ALLOWED: 40%	



EXISTING SITE PLAN



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DRAWING TITLE

EXISTING SITE PLAN

DRAWING REFERENCE

SITE 1

SITE 2