

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1381 Harvard Road Atlanta, GA 30306

Applicant: David Price E-Mail: dave@priceresidentialdesign.com

Applicant Mailing Address: 1595 Nottingham Way
Atlanta, GA 30309

Applicant Phone: 404-245-4244 Fax: same

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

Owner(s): Christa Creeger Email: christapcreeger@gmail.com

Owner(s): Adam Creeger Email: _____

Owner(s) Mailing Address: 1381 Harvard Road Atlanta, GA 30306

Owner(s) Telephone Number: 415-640-0553

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

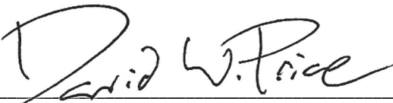
Nature of work (check all that apply):

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:

Convert (& slightly enlarge) existing 16x21' rear wood deck to 18x22' one-story porch. Porch is entirely behind house and is only partially visible at an angle from end of driveway. Roof also covers existing basement egress stairs. The lot coverage will rise from 34.8% to 38.2% so a variance has been applied for. The concrete front walkway is proposed to be replaced in the same location with pavers to reduce the fully impervious coverage 135 sq ft to 37%.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov and pvjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: 

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: Christa and Adam Creeger

being owner(s) of the property at: 1381 Harvard Road Atlanta, GA 30306

hereby delegate authority to: David Price - Price Residential Design

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s): ACreeger

Date: 8/20/24

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.

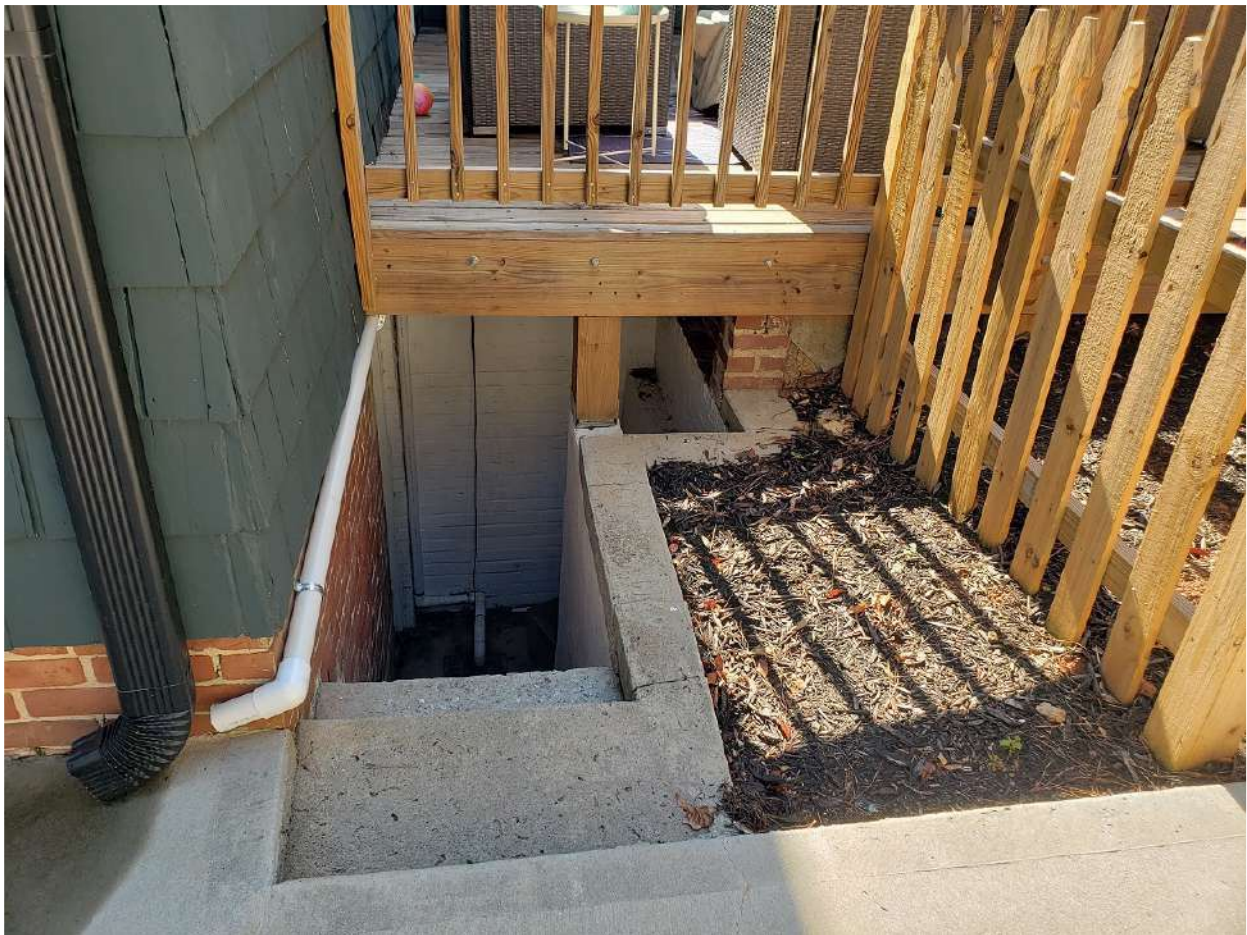
Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

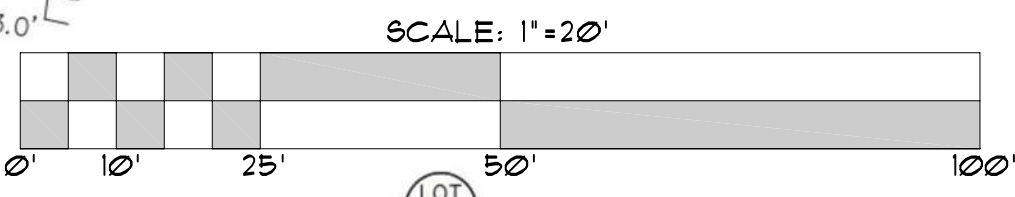
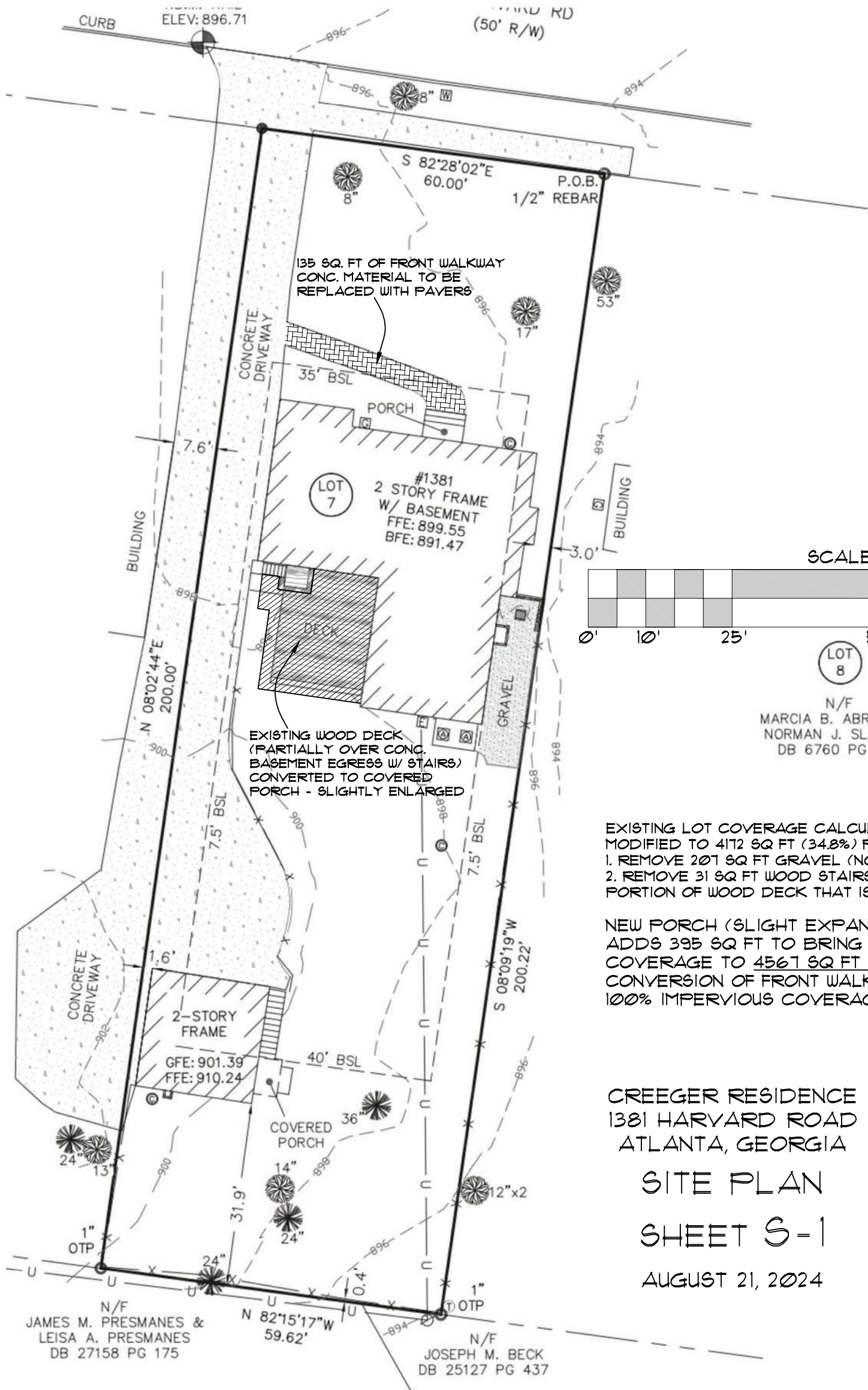
If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including 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 and you will need to apply for a new certificate if you still intend to do the work.

1381 Harvard Road Photos







LOT 8
N/F
MARCIA B. ABRAMS &
NORMAN J. SLAWSKY
DB 6760 PG 443

EXISTING LOT COVERAGE CALCULATION BELOW MUST BE MODIFIED TO 4172 SQ FT (34.8%) PER DEKALB CODE 9.1.3:
 1. REMOVE 207 SQ FT GRAVEL (NOT IN PARKING AREA)
 2. REMOVE 31 SQ FT WOOD STAIRS 3. REMOVE 295 SQ FT PORTION OF WOOD DECK THAT IS NOT OVER EX. CONCRETE

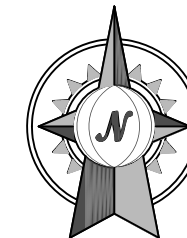
NEW PORCH (SLIGHT EXPANSION OF EX. WOOD DECK) ADDS 395 SQ FT TO BRING TOTAL IMPERVIOUS COVERAGE TO 4567 SQ FT (38.2%). IF APPROVED, CONVERSION OF FRONT WALKWAY TO PAVERS REDUCES 100% IMPERVIOUS COVERAGE TO 4432 SQ FT (37%).

CREEGER RESIDENCE
 1381 HARVARD ROAD
 ATLANTA, GEORGIA
 SITE PLAN
 SHEET S-1
 AUGUST 21, 2024

IMPERVIOUS SURFACE AREA SUMMARY	
AREA	SQ FT
TOTAL LOT	11968
HOME	2107
CONC. /ASPHALT DRIVEWAY	1795
MISC. CONCRETE	150
WALLS	15
STONE/CONCRETE PATIO	0
WOOD STEPS	31
STONE/CONCRETE STEPS	21
CONC./WOOD PORCH/DECK	379
GRAVEL/RIP-RAP	207
BEDDING STONE	0
TOTAL IMPERVIOUS COVERAGE	4705
TOTAL % OF COVERAGE	39.3%

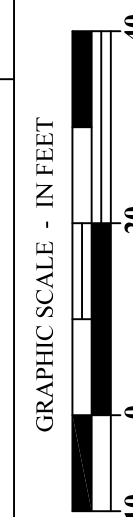
N/F
 JAMES M. PRESMANES &
 LEISA A. PRESMANES
 DB 27158 PG 175

N/F
 JOSEPH M. BECK
 DB 25127 PG 437



GRID NORTH
GA WEST NAD 83
DATUM NAVD 88
SCALE: 1" = 20'

NO.	REVISION	DATE
1		
2		
3		
4		
5		



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE, CREATE A NEW PARCEL OR MAKE 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, NOR 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.



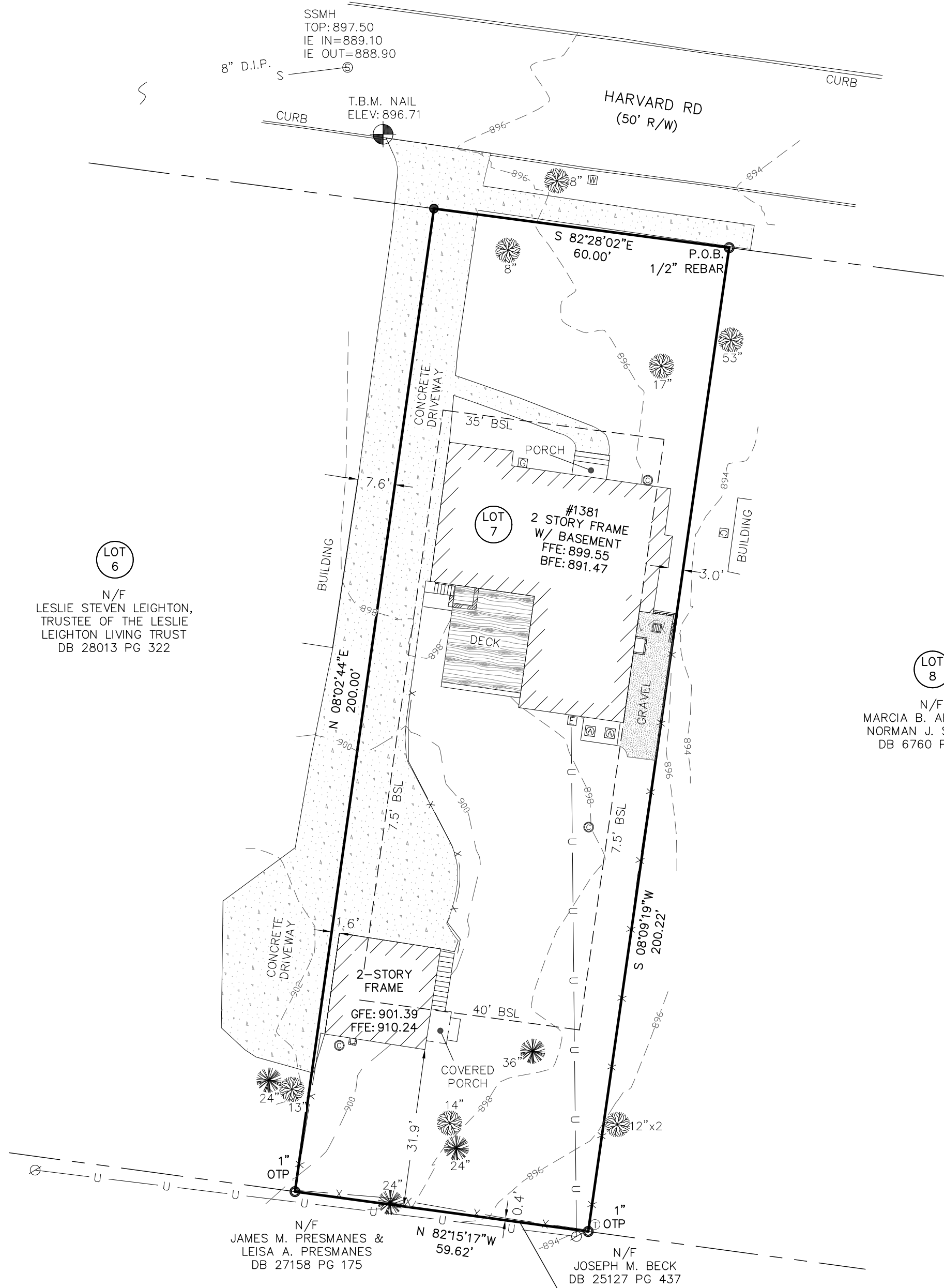
FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

Ben E. Butterworth
BEN E. BUTTERWORTH RLS #2294 DATE 08/09/2024

ZONING INFORMATION:
R-75
SINGLE FAMILY
RESIDENTIAL DISTRICT

BUILDING SETBACKS:
FRONT: 35'
SIDE: 7.5'
REAR: 40'

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM THE DEKALB COUNTY, GEORGIA PLANNING AND ZONING DEPARTMENT.



IMPERVIOUS SURFACE AREA SUMMARY	
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TOTAL IMPERVIOUS COVERAGE	4705
TOTAL % OF COVERAGE	39.3%

LEGEND :	
○ PROPERTY CORNER FOUND (AS NOTED)	⊗ POWER/LIGHT POLE
● 1/2" REBAR WITH CAP SET LSF# 839	⊖ GUY WIRE
□ R/W MONUMENT	⊕ POWER METER
⊕ FIRE HYDRANT	⊕ POWER BOX
⊕ WATER METER	⊕ A/C UNIT
⊕ WATER VALVE	⊕ MANHOLE
⊕ POWER POLE	⊕ CLEAN OUT
⊕ LIGHT POLE	⊕ JUNCTION BOX
	⊕ WEIR INLET
	⊕ DRAINAGE INLET
⊕ GAS METER	—W— WATER LINE
⊕ GAS VALVE	—U— OVERHEAD UTILITY LINE
⊕ CABLE BOX	—S— SEWER LINE
⊕ TELEPHONE BOX	—G— GAS LINE
⊕ SIGN	—C— CABLE LINE
—T— TELEPHONE LINE	—U— UTILITY MARKERS
—X— FENCE LINE	⊕ W/G/T WATER/GAS/TELECOM
—920— CONTOUR LINE	
BSL BUILDING SETBACK LINE	
CONC. CONCRETE	
EOP EDGE OF PAVEMENT	
L.L. LAND LOT	
N/F NOW OR FORMERLY	
R/W RIGHT-OF-WAY	
P/L PROPERTY LINE	
OH OVERHANG	
C.B. CATCH BASIN	
CNT CANTILEVER	
H/C HANDICAP	
FFE FINISHED FLOOR ELEVATION	
BFE BASEMENT FLOOR ELEVATION	
GFE GARAGE FLOOR ELEVATION	
⊕ PEDESTAL INLET	
⊕ FLAG POLE	

TOTAL AREA: 0.275 ACRES / 11,968 SQUARE FEET.
BOUNDARY REFERENCE: DEED BOOK 29457, PAGE 449, PLAT BOOK 7, PAGE 77
FIELDWORK PERFORMED ON 08/08/2024
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 274,325 FEET. THIS PLAT HAS BEEN PREPARED USING A TRIMBLE S SERIES ROBOTIC TOTAL STATION.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 6,266 FEET, AND ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

BOUNDARY zone inc. SURVEYORS, ENGINEERS AND LAND PLANNING
800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-5772
PLATS@BOUNDARYZONE.COM

PROVIDING SERVICES FOR METRO ATLANTA, RALEIGH-DURHAM & CENTRAL FLORIDA.

PROJECT 2436802
SHEET 1 OF 1

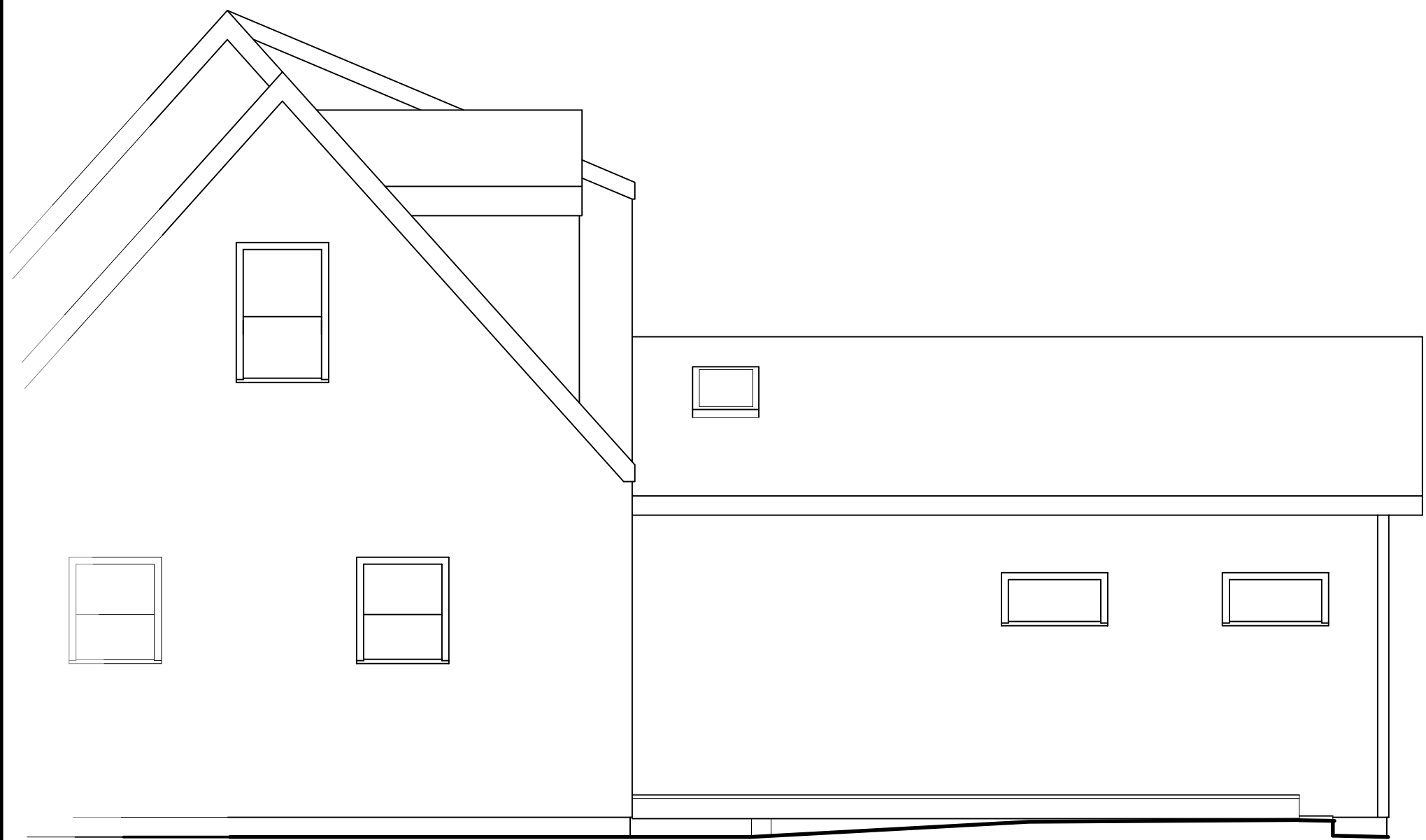
BOUNDARY, TOPOGRAPHIC & TREE SURVEY
PREPARED FOR: CHRISTA CREEGER
1381 HARVARD ROAD, ATLANTA, GA 30306
LOT 7, BLOCK 32, DRUID HILLS S/D
LAND LOT 54, 18TH DISTRICT
DEKALB COUNTY, GEORGIA - 08/09/2024

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ALL RIGHTS RESERVED.
THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.



PRICE RESIDENTIAL DESIGN
 1535 NOTTINGHAM WAY
 ATLANTA, GEORGIA
 30309
 dave@priceresidentialdesign.com
 404-245-4244

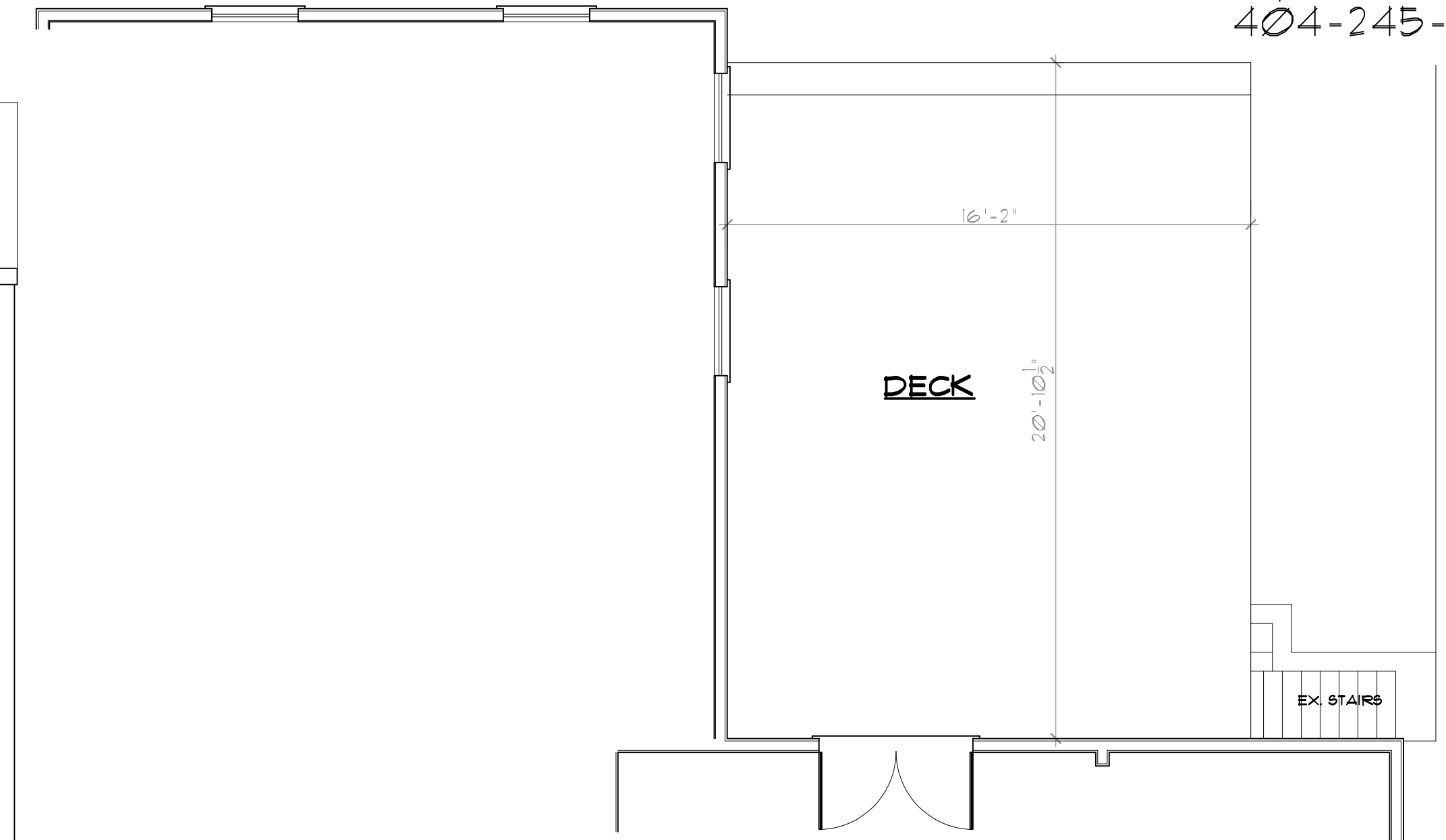
CREEGER RESIDENCE
 1381 HARVARD ROAD
 PRICE RESIDENTIAL DESIGN



EXISTING RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



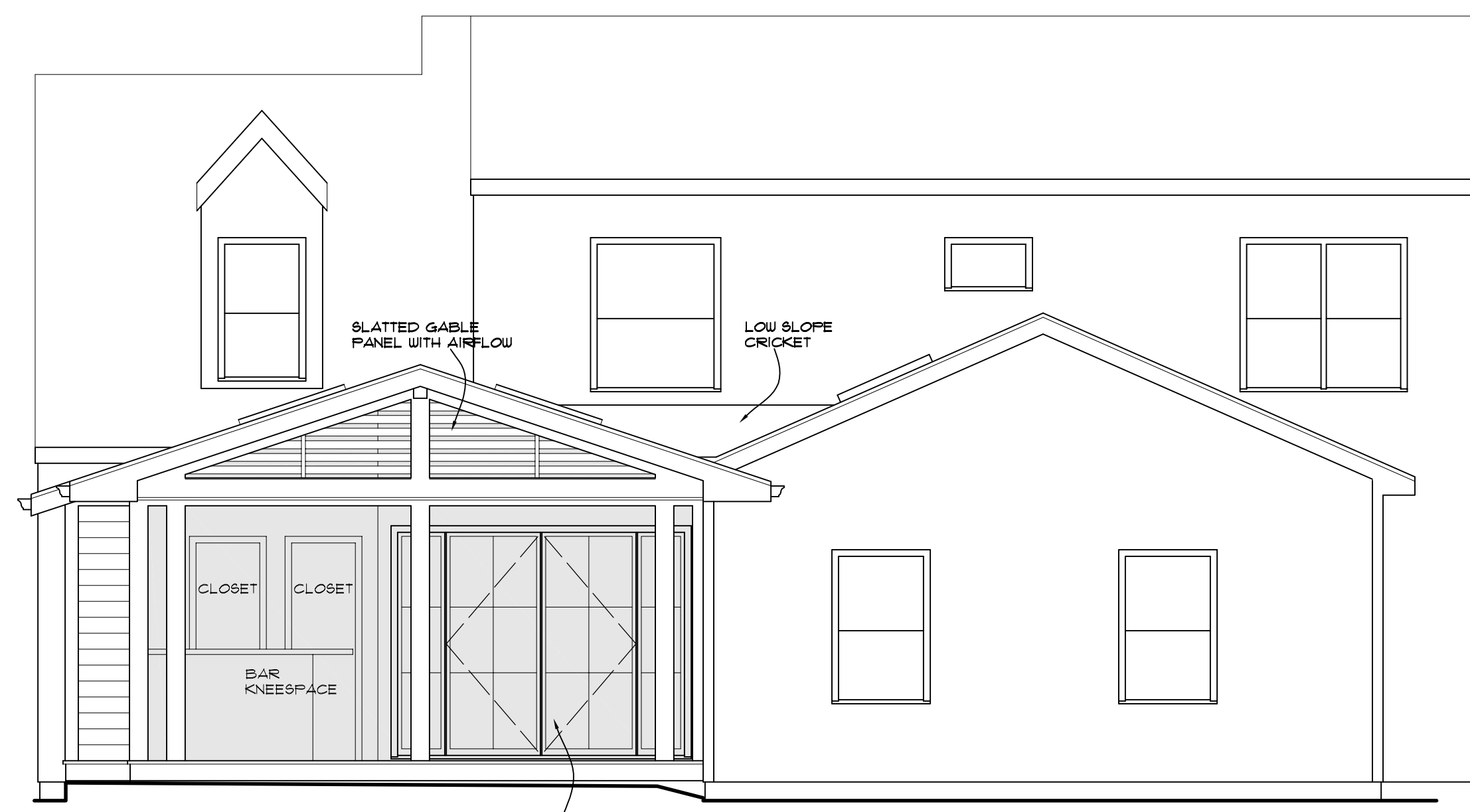
EXISTING REAR ELEVATION
 SCALE: 1/4" = 1'-0"



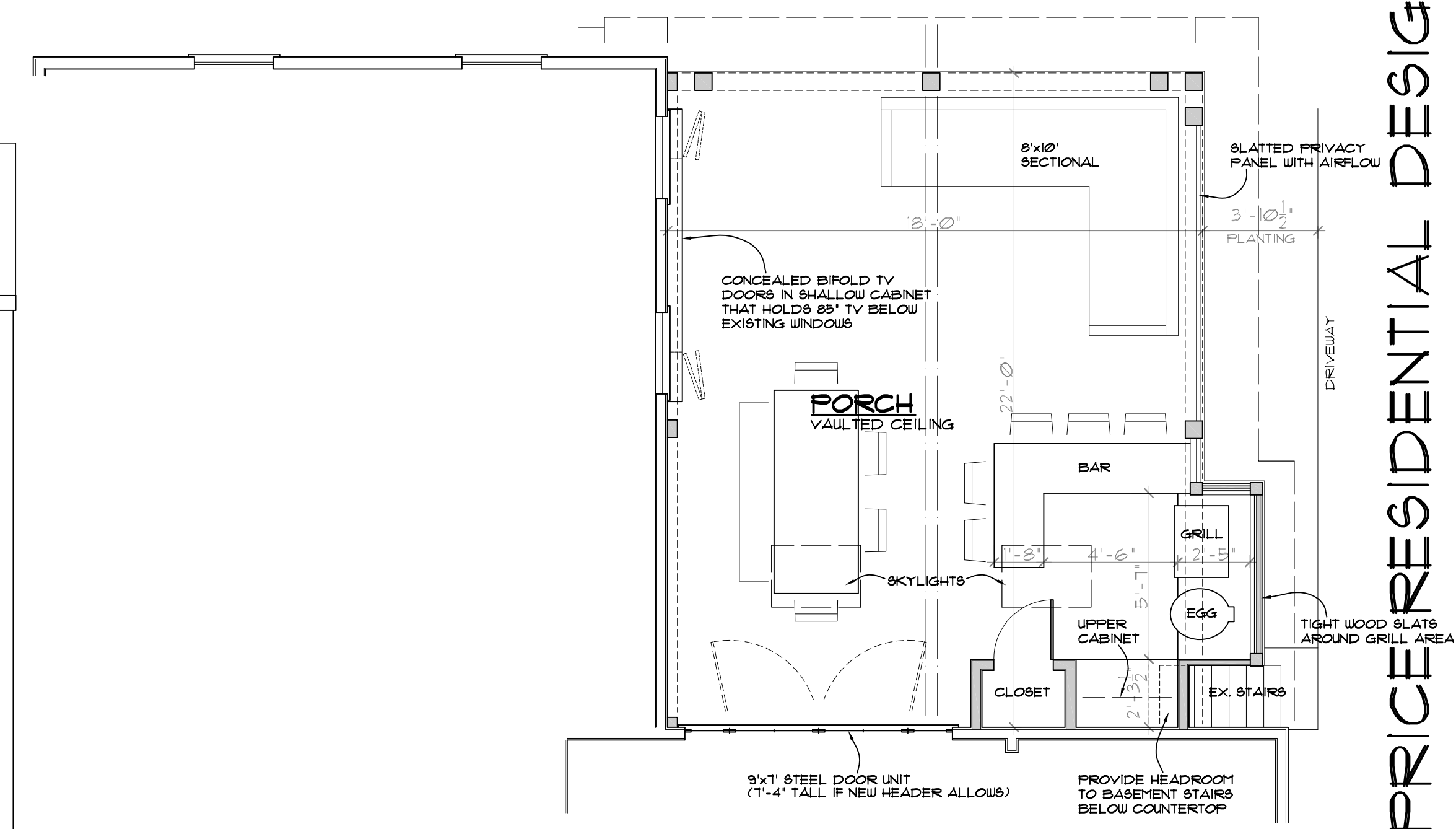
EXISTING MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"



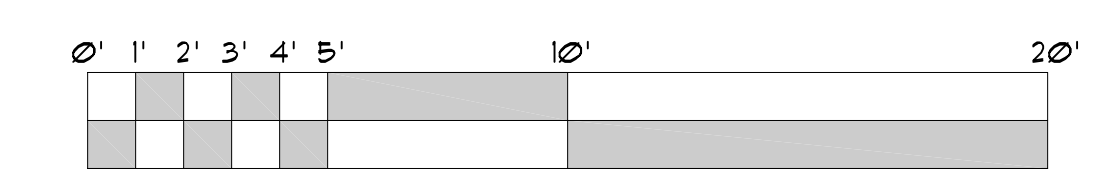
PROPOSED RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
 SCALE: 1/4" = 1'-0"



PROPOSED MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"



CREEGER RESIDENCE
 1381 HARVARD ROAD
 ATLANTA, GEORGIA
 PORCH
 PLANS
 SHEET A-1
 AUGUST 21, 2024