

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: 2/24/25 Date Received: _____

Address of Subject Property: 1082 Oakdale Road, NE, Atlanta, GA 30307

Applicant: Alice Johnson DESIGN E-Mail: alicejohnson411@gmail.com

Applicant Mailing Address: 1403 Emory Road, NE, Atlanta, GA 30306

Applicant Phone: 404-909-0057

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

Owner(s): Elisa Kodish Email: elisa.kodish@nelsonmullins.com

Owner(s): Thad Kodish Email: tkodish@fr.com

Owner(s) Mailing Address: 1082 Oakdale Road, NE, Atlanta, GA 30307

Owner(s) Telephone Number: Elisa (404)550-1044, Thad (404)849-3536

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1920

Nature of work (check all that apply):

New construction	<input type="checkbox"/>	New Accessory Building	<input type="checkbox"/>	Other Building Changes	<input checked="" type="checkbox"/>
Demolition	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Other Environmental Changes	<input type="checkbox"/>
Addition	<input type="checkbox"/>	Fence/Wall	<input type="checkbox"/>	Other	<input type="checkbox"/>
Moving a Building	<input type="checkbox"/>	Sign Installation	<input type="checkbox"/>		

Description of Work:

Owner requests CoA to do the following:

1. Replace the non-historic wood entry door and sidelites with a new pair of French doors.
2. Remove the existing 4 brick piers at the entry terrace level to allow for a continuous 36" high metal railing to be installed per code. Railing to continue down the stairs inside of existing cheek walls.
3. Demo the existing 5' wide concrete sidewalk & curb and replace with a 4' wide sidewalk with banding/border - materials: concrete or bluestone field with brick or granite border.
4. Replace existing concrete driveway with new concrete or asphalt driveway with granite or brick border. Overall width to remain the same.
5. Expand the upper parking pad to the left in front of the garage (behind the ex. metal fence/gate) - Lot coverage to be verified.

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 pjvennings@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: Thad & Elisa Kodish

being owner(s) of the property at: 1082 Oakdale Road NE, Atlanta, GA 30307

hereby delegate authority to: Alice Johnson DESIGN

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

Elisa Kodish

Signature of Owner(s): Elisa Kodish (Feb 24, 2025 14:14 EST)

Date: 2-24-25

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.

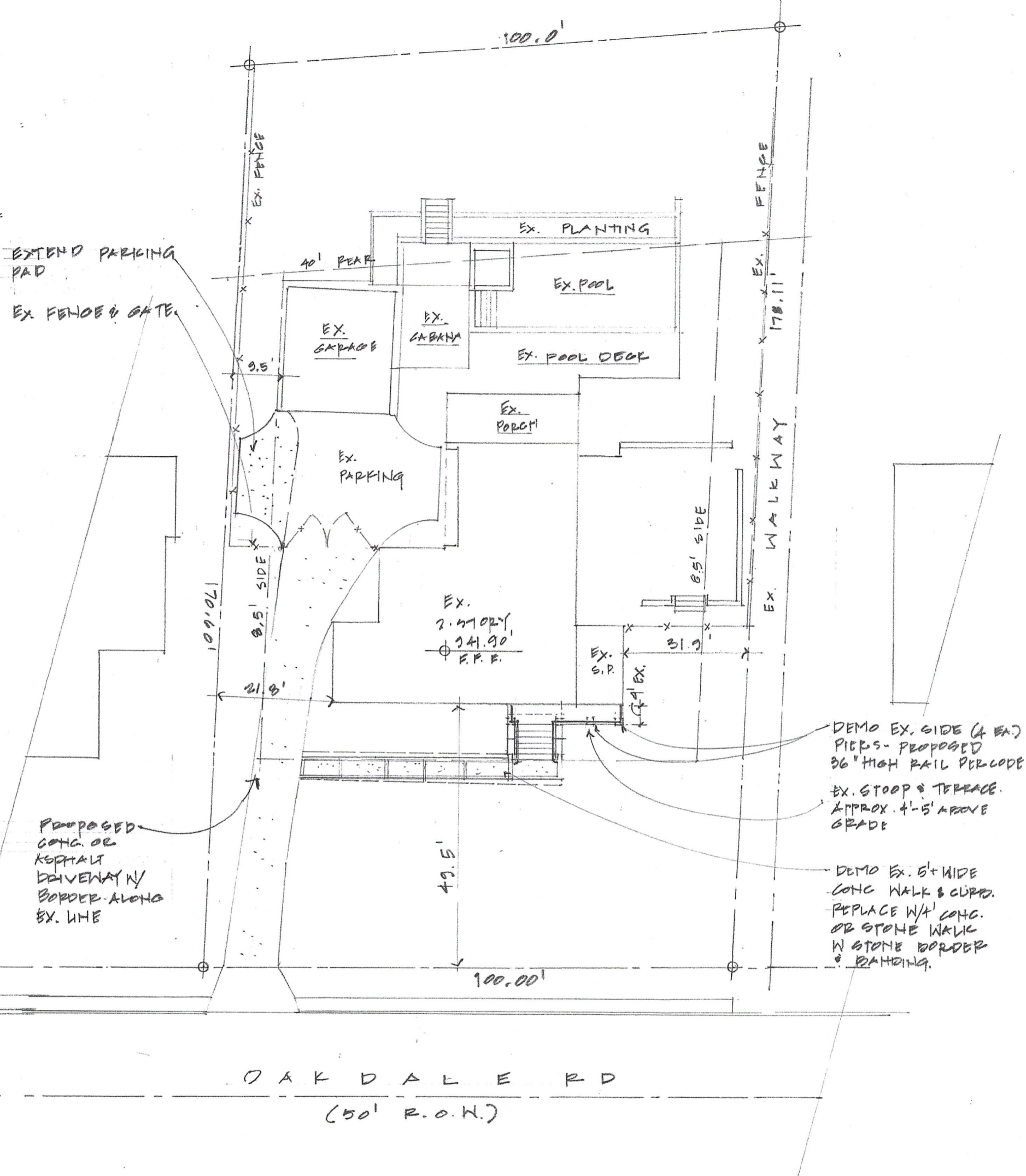
Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a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

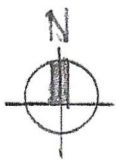
If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

Signature:

Email: tkodish@fr.com



OAKDALE RD
(50' R.O.W.)



1 PROPOSED SITE PLAN
A-0.1 1:20

A-0.1	ALICE JOHNSON - DESIGN	Kodish Residence	Date	Renovation	ISSUED FOR CONSTRUCTION
	1403 EMORY ROAD, NE	1082 Oakdale Road, NE	2/24/25	Dekalb HPC Application	ajd# - 202502
	ATLANTA, GA 30306	Atlanta, GA 30307			
This drawing is the property of ALICE JOHNSON - DESIGN and is not to be reproduced or copied in whole or part except under the premises of this site and project.					

1082 Oakdale Road, NE, Atlanta, GA 30307

Submitted by Alice Johnson DESIGN on behalf of Thad & Elisa Kodish, Owners

Description:

Located in the Druid Hills Landmark Historic District, the existing 2-story traditional brick home is was constructed in 1920.

Scope of Proposed Work”

Owners request the following alterations:

1. Replace the non-historic wood entry door and sidelites with a new pair of French doors (original door/sidelites were removed and replaced (CoA 12/18/2017).
2. Remove the existing 4 brick piers at the entry terrace level to allow for a continuous 36" high metal railing to be installed per code. Railing to continue down the stairs inside of existing cheek walls - The terrace varies between 4'-5' above grade. It measures 48" in depth with the piers spaced 53" apart. Given the piers are 17-1/2" square in plan and 18" in height, use of the terrace is difficult and narrow and does not meet code without a rail.
3. Demo the existing 5' wide concrete walk & curb and replace with a 4' wide walk with banding/border - materials: concrete or bluestone field with brick or granite border.
4. Replace existing concrete driveway with new concrete or asphalt driveway with granite or brick border. Footprint to match existing.
5. Expand the upper parking pad to the left in front of the garage (behind the ex. metal fence/gate) to alleviate tightness of turnaround. Lot coverage to be verified per zoning.



View of Front Elevation from Street



View from Left R.O.W.



View from Right side R.O.W.



View of Terrace



View of Terrace/Stoop



View Down Driveway From Parking Pad



View of rear from driveway



View of Rear Elevation

Samples of Double Door Entries in Druid Hills:



Springdale Road

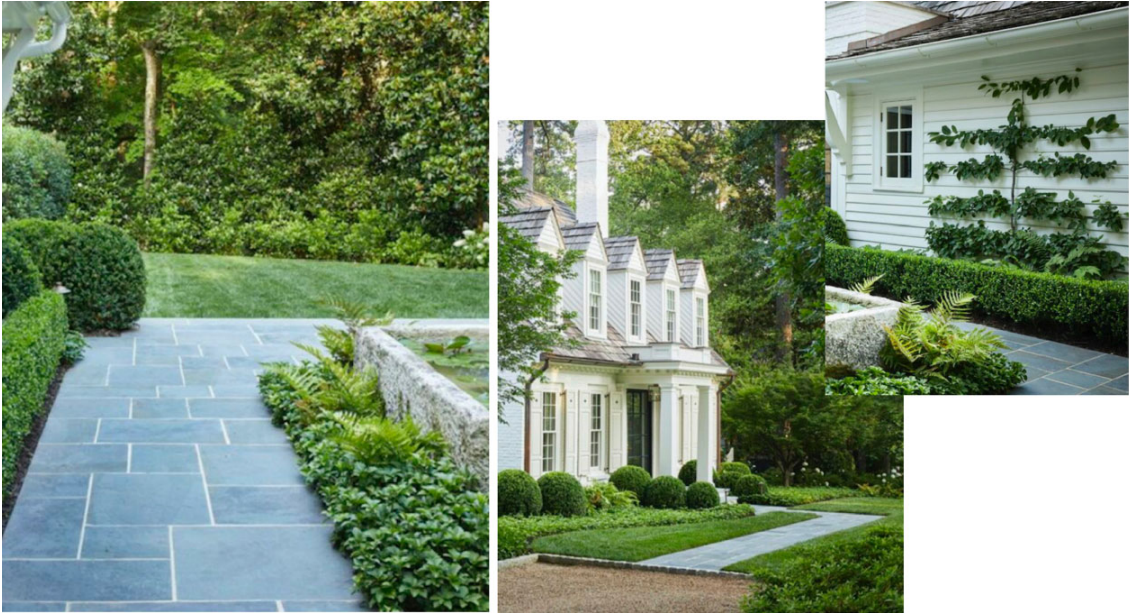


Oakdale Road



Springdale Road

Samples of stone walkway:



Option 2: Borderless Bluestone Ashlar Pattern Walkway

From: alicejohnson411@gmail.com
To: [Paige V. Jennings](#)
Subject: RE: Questions Regarding Application for 1082 Oakdale Road
Date: Tuesday, March 11, 2025 3:44:23 PM

Hi Paige,

Here are the answers:

1. The current size of the parking pad (the concrete area behind the gate) is 625 sf; we are adding 144 s.f. So the total is 769 sf. With the reduction of the width of the front walk, the total lot coverage will be at 35%.
2. The roof structure above the entry will remain as is – we are mainly addressing the removal of the piers and addition of a rail due to not being able to use the terrace and the safety/code issue given the height above grade, and the entry doors replacement.
3. The total size of the driveway will remain the same width it is now since lot coverage is tight – if they chose to add the border it will lie within the existing footprint – it will most likely boil down to budget.

Hope this helps – let me know if you require more clarification.

Thank you,

Alice
Alice Johnson DESIGN
404-909-0057

From: alicejohnson411@gmail.com <alicejohnson411@gmail.com>
Sent: Tuesday, March 11, 2025 2:46 PM
To: 'Paige V. Jennings' <pvjennings@dekalbcountyga.gov>
Subject: RE: Questions Regarding Application for 1082 Oakdale Road

Hi Paige,

I was out of the office this am with a medical procedure but will get back to you this afternoon.

Alice

From: Paige V. Jennings <pvjennings@dekalbcountyga.gov>
Sent: Tuesday, March 11, 2025 12:31 PM
To: alicejohnson411@gmail.com
Subject: Questions Regarding Application for 1082 Oakdale Road

Good Afternoon,

Hope that this email finds you well!

We are finalizing our staff reviews for the upcoming HPC meeting scheduled for Tuesday, March 18th. Before finalizing our report on the application for 1082 Oakdale Road, could you please provide information for the following questions?

1. What is the current size of the parking pad and what size will the parking pad be expanded to?
2. Will the awning above the front entry remain?
3. Will the total size of the driveway include the granite or brick boarder, or will the new driveway be expanded in size to accommodate the boarder?

Please provide all information that you can, as soon as possible. Our reports will be finalized no later than Friday afternoon and will be sent out along with the agenda for the meeting to applicants.

Thank You,
Paige



Government Services Center
178 Sams Street
Decatur, GA 30030

Paige V. Jennings
Senior Planner (they/them)
Historic Preservation
Planning & Sustainability Department
Current Planning Division
pvjennings@dekalbcountyga.gov
470.829.7341 County Cell



DeKalbCountyGa.gov/planning