



DeKalb County Department of Planning & Sustainability

178 Sams Street
Decatur, GA 30030

Phone: (404) 371-2155
dekalbcountyga.gov/planning

Lorraine Cochran-Johnson
Chief Executive Officer

Cedric Hudson
Interim Director



**ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES,
SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE
DECISIONS)**

Applicant and/or Authorized Representative: Chris and Lane Carter

Mailing Address: 1320 Briardale Lane NE

City/State/Zip Code: Atlanta, GA 30306

Email: [REDACTED]

Telephone Home: [REDACTED] Business: [REDACTED]

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Chris and Lane Carter

Mailing Address: 1320 Briardale Lane NE Atlanta, GA 30306

Email: [REDACTED] Telephone: [REDACTED] Business: [REDACTED]

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1320 Briardale Lane City: Atlanta State: GA Zip: 30306

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: 18 054 03 017

Zoning Classification: _____ Commission District & Super District: _____

CHECK TYPE OF HEARING REQUESTED:

VARIANCE (From Development Standards causing undue hardship upon owners of property.)

SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)

OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.

Email plansustain@dekalbcountyga.gov with any questions.



AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct. I hereby certify that I am the owner of the property subject to the application.

11/16/2025

DATE:

SIGNATURE:


Lane Carter

12-28-25


Chris P. Carter

Chris and Lane Carter

1320 Briardale Lane
Atlanta, GA 30306



November 17, 2025

DeKalb County Planning & Sustainability Department

Zoning Division
1800 Century Boulevard, NE
Atlanta, GA 30345

RE: Letter of Intent for Variance Requests

Property Address: **1320 Briardale Lane, Atlanta, GA 30306**

Parcel ID: 18 054 03 017

To Whom It May Concern,

We respectfully submit this Letter of Intent in support of our application for three (3) variances related to planned improvements to our home.

Our house was built in 1927 and is positioned on the extreme rear of the lot...much further than current zoning standards allow. Because of this historic placement, any reasonable improvement to the rear or side of the home creates hardship and requires setback variances.

Variance Request #1 – Rear Setback reduced from 40' to 8'6" for Covered Patio structure

We request a variance to add a covered structure over our existing rear patio. This improvement will provide weather protection, enhance usability, while maintaining the architectural character of our historic home. Due to the home's placement close to the rear property line, this addition cannot be completed without a variance.

Variance Request #2 – Side Setback reduced from 8'6" to 6'6" for Covered Patio structure

Variance Request #3 – Approval for pool in the side yard.

We also request a variance to install a small 8' x 12' plunge pool in the side yard. The rear of the lot cannot accommodate a pool because the historic home extends to the back of the property. The proposed pool area sits far from the street, is modest in scale, and will not impact visibility from the public right-of-way. The pool area is also fully protected by a 36" tall stone wall for safety. (see attached image)

Justification for Variances

The variances are necessary due to the unique, nonconforming location of our historic home. Our goal is to make modest, reasonable improvements that remain consistent with the character of the house and surrounding neighborhood. These updates will:

- Improve functionality of the property
- Maintain an appropriate scale and appearance
- Avoid negative impacts on neighboring properties
- Support the preservation and continued use of a historic home

We appreciate the County's consideration of these requests and will gladly provide any additional information needed.

Respectfully,

[REDACTED]

[REDACTED]

EXISTING LOT COVERAGE:

HOUSE/SHED	= 2,054 S.F.
DRIVE	= 1,386 S.F.
FRONT SLT. WALKS/PATIO	= 520 S.F.
LEFT SIDE CONC.	= 367 S.F.
REAR SLATE PATIO & WALKS	= 952 S.F.
FIREWOOD STORAGE/WALLS/AC'S	= 104 S.F.
TOTAL	= 5,383/14,010 S.F. = 38.4%

GENERAL NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 14,459. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S5 & TSC5.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 96,401.

ALL I.P.'s ARE 1/2" REBARS, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13089C 0062 K, DATED AUGUST 15, 2019, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THIS SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD DELTA 1 LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

REFERENCE: DB 30033, PG. 521

* = PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.

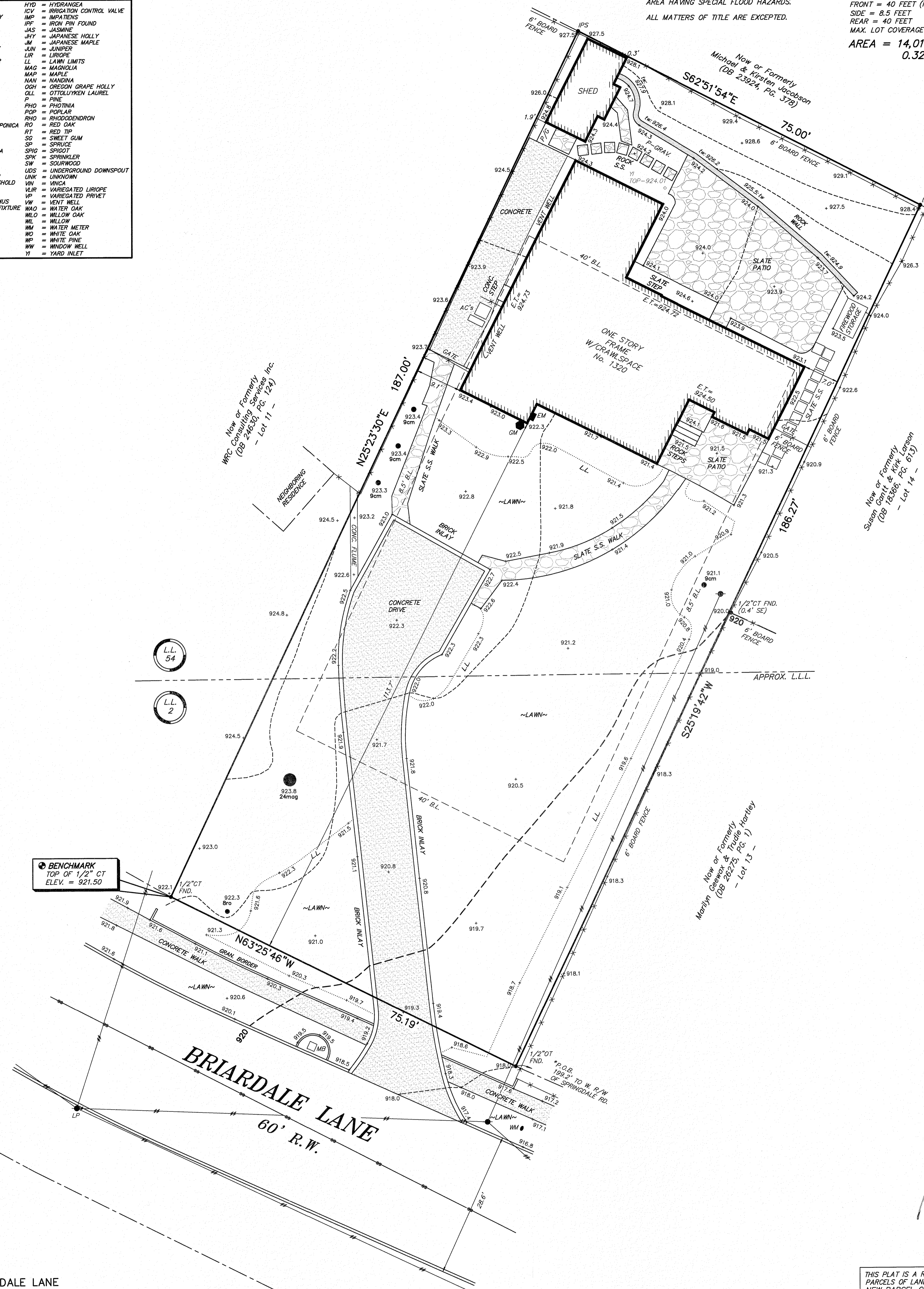
THIS PROPERTY IS CURRENTLY ZONED R-85 PER THE DEKALB COUNTY G.I.S. DEPT.

SETBACKS:
FRONT = 40 FEET (MINOR THROUGHFARE)
SIDE = 8.5 FEET
REAR = 40 FEET
MAX. LOT COVERAGE = 35%
**AREA = 14,010 SQ. FT.
0.322 ACRE**

CLERK'S OFFICE: RECORDING INFORMATION ONLY

ABBREVIATIONS

ABL = ABELIA	HYD = HYDRANGEA
AUC = AUCUBA	ICV = IRRIGATION CONTROL VALVE
AH = AMERICAN HOLLY	IMP = IMPATIENS
AZ = AZALEA	IPF = IRON PIN FOUNT
BB = BARSBERY	JAS = JASMINE
BE = BEECH	JHY = JAPANESE HOLLY
BEG = BEGONIA	JM = JAPANESE MAPLE
BHY = BURFORD HOLLY	JUN = JUNPER
BIR = BIRCH	LIR = LIRIOPE
BP = BRADFORD PEAR	LL = LAWN LIMITS
BW = BOXWOOD	MAG = MAGNOLIA
CAL = CALADIUM	MAP = MAPLE
CAM = CAMELLIA	NAN = NANDINA
CE = COTONEASTER	OGH = OREGON GRAPE HOLLY
CEG = CEDAR	OLL = OTTOLUYKEN LAUREL
CHY = CHERRY	P = PINE
CH = CHINESE HOLLY	PHO = PHOTINIA
CHN = CHESTNUT	POP = POPLAR
CHO = CHESTNUT OAK	RHO = RHODODENDRON
CJ = CRYPTOMERIA JAPONICA	RO = RED OAK
CL = CHERRY LAUREL	RT = RED TIP
CO = CLEAN CUT	SG = SWEET GUM
CM = GRAPE MYRTLE	SP = SPRUCE
DC = DWARF GARDENIA	SPG = SPIGOT
DS = DOWNSPOUT	SPK = SPRINKLER
DW = DOGWOOD	SW = SOURWOOD
EL = ELAEAGNUS	UDS = UNDERGROUND DOWNSPOUT
EM = ELECTRIC METER	UNK = UNKNOWN
ET = EXTERIOR THRESHOLD	VN = VINCA
FF = FINISH FLOOR	VLR = VARIEGATED LIRIOPE
FR = FORSYTHIA	VP = VARIEGATED PRIVET
GE = GOLDEN EUONYMUS	VW = VENT WELL
GLF = GROUND LIGHT FIXTURE	WAO = WATER OAK
GM = GAS METER	WLO = WILLOW OAK
HB = HACKBERRY	WL = WILLOW
HEM = HEMLOCK	WM = WATER METER
HIC = HICKORY	WO = WHITE OAK
HH = HELLERI HOLLY	WP = WHITE PINE
HOS = HOSTA	WW = WINDOW WELL
HLY = HOLLY	YI = YARD INLET



ADDRESS:
1320 BRIARDALE LANE
ATLANTA, GA 30306

LEGEND

---	1/2" REBAR FND.
---	1/2" REBAR SET
---	RIGHT OF WAY
---	SANITARY SEWER EASEMENT
---	DRAINAGE EASEMENT
---	LAND LOT LINE
---	CENTERLINE
---	CRIMP TOP PIPE
---	OPEN TOP PIPE
---	CORRUGATED METAL PIPE
---	REINFORCED CONCRETE PIPE
---	DROP INLET
---	JUNCTION BOX
---	MANHOLE
---	CATCH BASIN
---	BENCHMARK
---	POWER POLE
---	FIRE HYDRANT
---	CONCRETE MONUMENT FND.
---	BACK OF CURB
---	EDGE OF PAVEMENT
---	FENCE
---	OVERHEAD ELEC. SERVICE LINE
---	BUILDING LINE
---	UNDERGROUND POWER LINE
---	TRANSFORMER

**BOUNDARY & TOPOGRAPHIC SURVEY FOR
CHRIS & LANE CARTER**
(BEING LOT 12, BLOCK "B", BRIARDALE LANE)
LOCATED IN LAND LOTS 2 & 54
18th DISTRICT
DEKALB COUNTY, GEORGIA
SEPTEMBER 8, 2022 1"=10'
SCALE IN FEET
CONTOUR INTERVAL = 2 FT.
VERTICAL DATUM IS APPROX. MEAN SEA LEVEL

GEORGIA
REGISTERED
LAND SURVEYOR
No. 2950
E. TRAVIS DURHAM, GA. RLS No. 2950

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 COMPLES 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.

Jessie Durham 9-26-22
E. TRAVIS DURHAM, GA. RLS No. 2950

JOB # 22-125 DRAWN BY: JE FIELD CREW: J.B.S.J.
FIELD DATE: 9-08-22 PLAT PREPARED: 9-26-22

DELTA 1
LAND SURVEYING, LLC
361 WESTCHESTER WAY
CANTON, GEORGIA 30115
PHONE: (770) 597-3533
(FIRM LICENSE No. LSF 001041)

CARTER RESIDENCE

1320 BRIARDALE LANE
ATLANTA, GEORGIA 30306

REVISIONS
24 JAN 2024

SCOPE OF WORK

THE PROJECT IS AN ADDITION TO THE FRONT OF AN EXISTING HOUSE. THE ADDITION CONSISTS OF A MASTER BEDROOM, BATHROOM, AND ENTRYWAY ON THE MAIN LEVEL AND AN ADDITIONAL BEDROOM ON THE SECOND LEVEL. THERE IS ALSO A PORCH ADDITION ON THE REAR OF THE HOUSE AND A POOL AND STONE WALL ON THE SIDE OF THE HOUSE.

DRAWING LIST

ARCHITECTURAL	
T-1	TITLE SHEET
A1-0	SITE PLAN
A2-0	BASEMENT PLAN
A2-1	FIRST FLOOR PLAN
A2-2	SECOND FLOOR PLAN
A2-3	ROOF PLAN
A3-1	ELEVATIONS
A3-2	ELEVATIONS
AB-1	AS-BUILT PLANS
AB-2	AS-BUILT ELEVATIONS
AB-3	AS-BUILT ELEVATIONS

GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY WORK INDICATED IN THE CONSTRUCTION DOCUMENTS THAT CANNOT BE PERFORMED IN ACCORDANCE WITH THE DOCUMENTS DUE TO EXISTING FIELD CONDITIONS.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL CLEARANCES, DIMENSIONS AND SIZES PRIOR TO ORDERING OR PURCHASING ASSEMBLIES OR FIXTURES FOR CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, & LOCAL BUILDING CODES, REGULATIONS AND RESTRICTIVE ORDINANCES FOR CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. CARE SHALL BE TAKEN TO PROTECT ALL UTILITIES WHICH W ARE TO REMAIN.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY CONSTRUCTION AND ALL STAGING, SCHEDULING, MATERIAL DELIVERIES AND OTHER ITEMS THAT AFFECT THE SEQUENCE OF CONSTRUCTION OR SCHEDULING THE CONSTRUCTION PROJECT.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
- THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER/GENERAL GUIDELINES FOR SOUND CONSTRUCTION OF THE STRUCTURE INDICATED WITHIN. DEVIATIONS FROM THESE DRAWINGS ARE AT THE BUILDER'S RISK UNLESS APPROVED IN WRITING OR WITH SUPPLEMENTARY DRAWINGS FROM THE ARCHITECT.
- IT IS REQUIRED THAT THE SERVICES OF A REGISTERED LAND SURVEYOR BE EMPLOYED FOR THE PROPER PLACEMENT OF THE STRUCTURE IN RELATION TO PROPERTY LINES, SETBACK LINES, EASEMENTS, ETC.
- DIMENSIONS INDICATED ON DRAWINGS ARE TO FACE OF FOUNDATION OR FACE OF FRAMING, UNLESS OTHERWISE NOTED AS "FINISHED".
- IT IS THE RESPONSIBILITY OF THE OWNER AND /OR THE CONTRACTOR TO CHECK THE STATE AND LOCAL BUILDING CODES, SUBDIVISION RESTRICTIONS AND HEALTH DEPARTMENT GUIDELINES AND ADHERE TO THEIR REQUIREMENTS.
- ANY DISCREPANCIES CONTAINED WITHIN THESE DRAWINGS ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT.
- THE INFORMATION CONTAINED WITHIN THESE DOCUMENTS ARE ISSUED TO SHOW DESIGN INTENT AND BASIC FRAMING DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY STANDARD CONSTRUCTION PRACTICES WHICH WILL PROVIDE A STRUCTURALLY SOUND AND WEATHERPROOF STRUCTURE.
- ALL CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES AND STANDARD PRACTICES.
- CONTRACTOR WILL FOLLOW ALL MANUFACTURERS' INSTALLATION INSTRUCTION AND SPECIFICATIONS.
- ALL WOOD FRAMING IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- ALL EFFORTS SHALL BE TAKEN TO ASSURE A "QUIET" FLOOR SYSTEM, (GLUE AND SCREW PLYWOOD DECKING TO JOISTS). PROVIDE CROSS BRACING AT JOISTS AS REQUIRED.
- DIMENSIONS GIVEN AT EACH WINDOW ARE NOMINAL AND REFER TO SASH SIZES. CONTRACTOR TO REVIEW WINDOW ORDER WITH ARCHITECT TO CLARIFY DIMENSIONAL DIFFERENCES BETWEEN MANUFACTURER'S SIZES AND THOSE CALLED OUT ON DRAWINGS. CONTRACTOR TO MAKE REQUIRED ADJUSTMENT FOR ROUGH OPENING DIMENSION.
- ALL SMOKE DETECTORS SHALL BE INSTALLED HARDWIRED WITH BATTERY BACKUP ON ALL FLOORS. COORDINATE LOCATION WITH CODE REQUIREMENTS AND OWNER.
- PLUMBING AND MECHANICAL VENTS SHALL BE GROUPED TO MINIMIZE ROOF PENETRATIONS.
- CONTRACTOR SHALL PROVIDE EXHAUST FANS VENTED TO THE OUTDOORS FOR EVERY TOILET AND PLACEMENT BY CODE.
- THE BUILDING SITE SHALL BE KEPT CLEAN AND IN AN ORDERLY MANNER AT ALL TIMES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF DEBRIS IN A CONSISTENT AND LEGAL MANNER.
- CONTRACTOR SHALL PROVIDE PORT-A-LET AND BE MAINTAINED PER CITY CODES.
- GENERAL CONTRACTOR SHALL INSPECT ACTUAL SITE AND EXCAVATED CONDITIONS PRIOR TO STARTING CONSTRUCTION. GENERAL CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ARCHITECT VERY OF ANY NON-TYPICAL CONDITIONS REGARDING SOILS, GROUND WATER, EXISTING STRUCTURAL CONDITIONS, OR ANY OTHER ISSUE, WHICH MAY REQUIRE ADDITIONAL OR SPECIAL ENGINEERING DESIGN.

CONTACT INFORMATION

ARCHITECT

GREG HARRELL
GREG HARRELL ARCHITECT LLC
15 FRANKLIN ST #100
AVONDALE ESTATES, GA 30002
404-509-3136
GREG@GREGHARRELLARCHITECT.COM

CLIENT

CHRIS AND LANE CARTER
CHRISANDLANECARTER@GMAIL.COM

AREA CALCULATIONS

EXISTING FIRST FLOOR CONDITIONED SPACE:	1811	S.F.
NEW FIRST FLOOR CONDITIONED SPACE:	613	S.F.
EXISTING SECOND FLOOR:	617	S.F.
NEW SECOND FLOOR CONDITIONED SPACE:	606	S.F.
TOTAL CONDITIONED SPACE:	3647	S.F.
NEW BASEMENT CONDITIONED SPACE:	467	S.F.
REAR PORCH:	540	S.F.
REAR SHED:	142	S.F.
TOTAL LOT AREA:	14010	S.F.
TOTAL IMPERVIOUS AREA: SEE SURVEY FOR BREAKDOWN	5085	S.F.
LOT COVERAGE		
5085 SQ. FT/ 14010 SQ FT TOTAL LOT AREA = 36.3%		
FAR CALCULATION:		
3647 SQ. FT/ 14010 SQ FT TOTAL LOT AREA = 26.0%		

WALL LEGEND

	2 X 4 WOOD FRAME WALL
	2 X 6 WOOD FRAME WALL
	STONE VENEER
	BRICK VENEER

APPLICABLE CODES

- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- NATIONAL ELECTRIC CODE, 2017 EDITION,
- INTERNATIONAL ENERGY CODE, 2015 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL FIRE CODE, 2018 EDITION WITH GEORGIA AMENDMENTS
- 2018 NFPA 101- LIFE SAFETY CODE WITH STATE AMENDMENTS
- GEORGIA ACCESSIBILITY CODES

GENERAL NOTES

LIFE SAFETY CODE LEGEND

- EGRESS WINDOW - CLEAR OPENING: MIN. AREA 5.7 SF, MIN HEIGHT 24", MIN. WIDTH 20". MAX. SILL HEIGHT = 44" AFF.
- SMOKE/CARBON MONOXIDE DETECTOR - HARD WIRED
- TEMPERED GLASS
- EXHAUST FAN REQUIRED
- GFCI GROUND FAULT INTERRUPT REQUIRED
- AFCI ARC FAULT INTERRUPT REQUIRED



PROPOSED FRONT ELEVATION
SCALE: 3/16"=1'-0"

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ATLANTA, GA 30306

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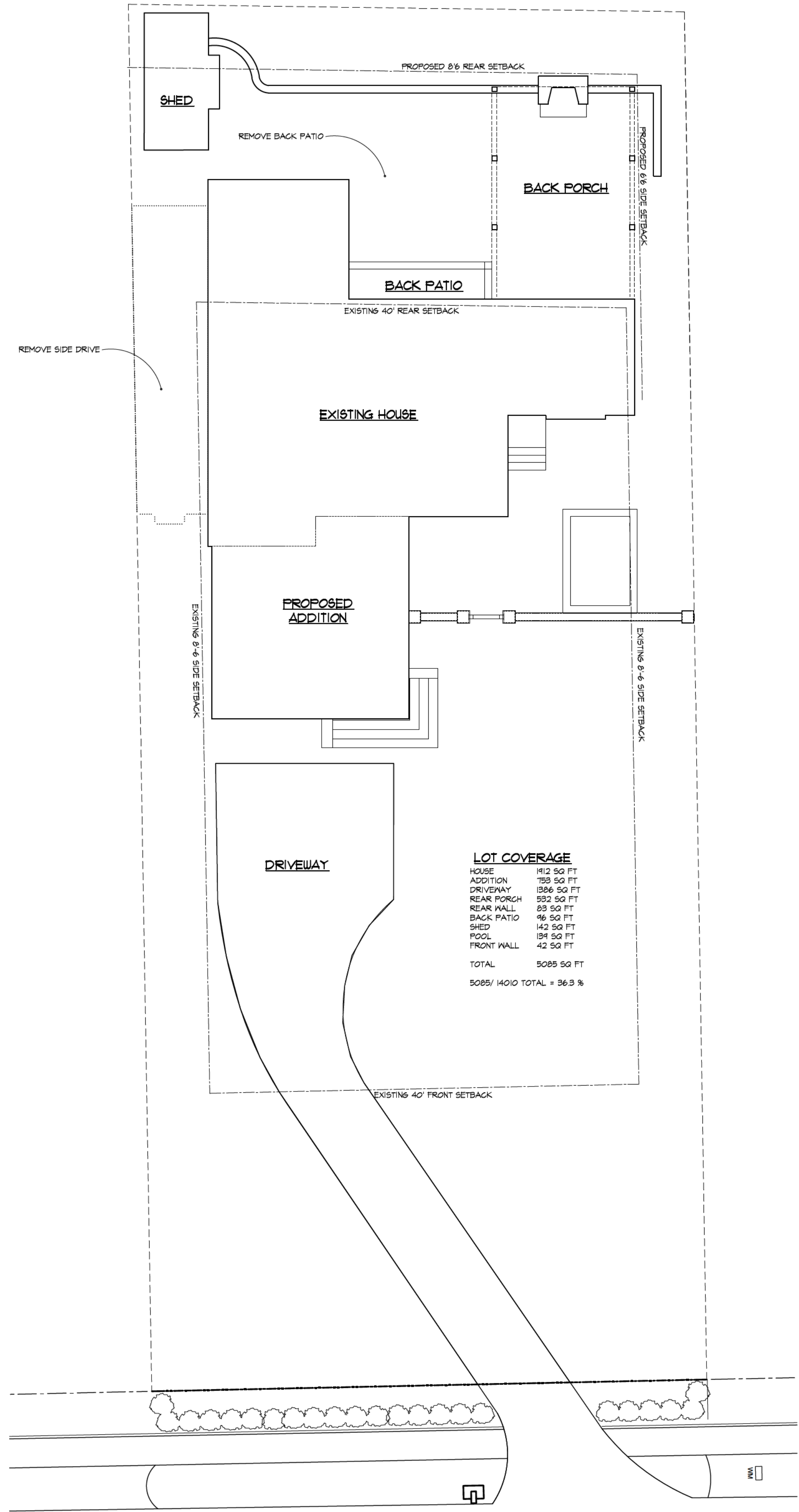
ISSUED FOR REVIEW

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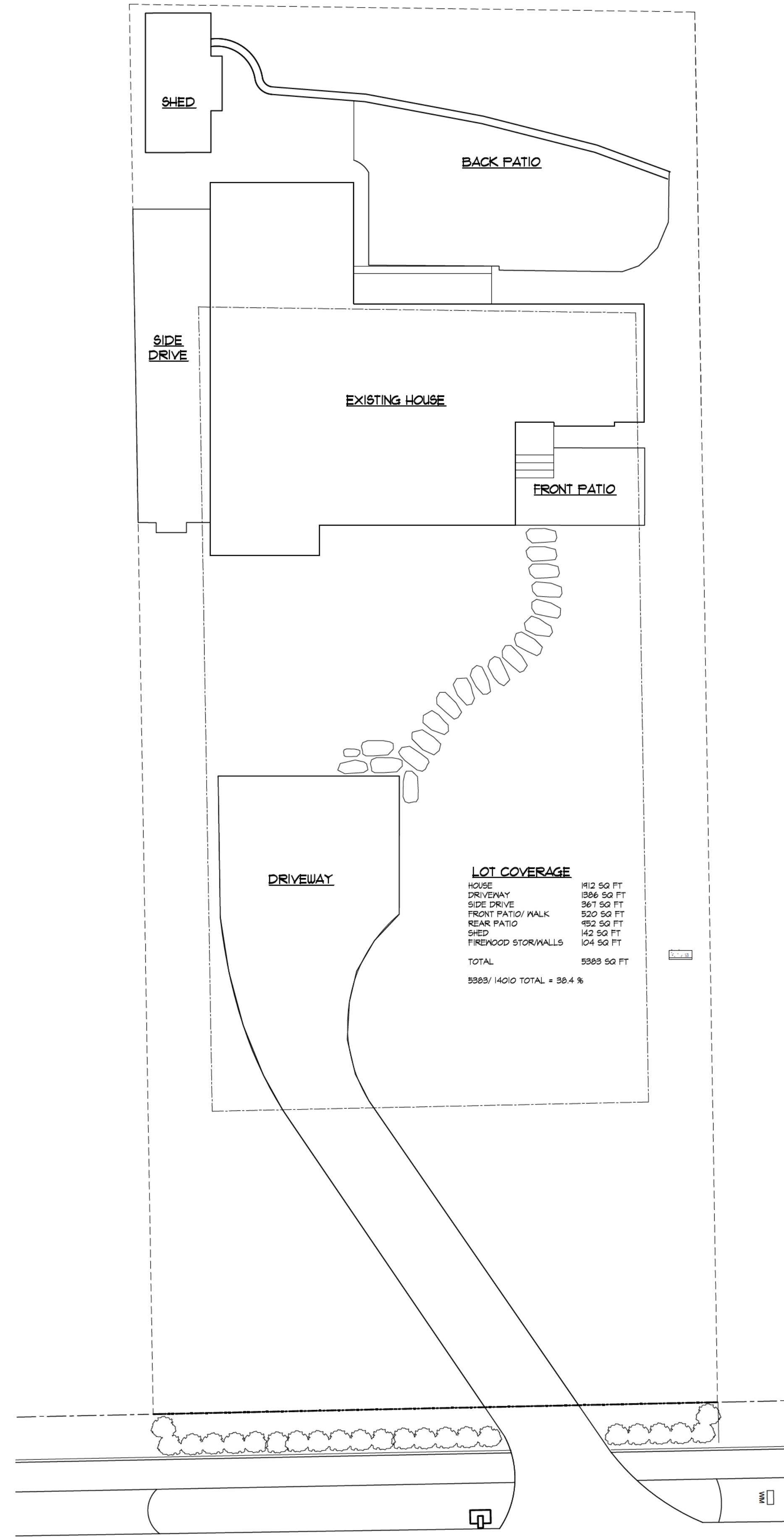
Contractor to field verify all dimensions and structural members. Fixing members, fasteners, anchors, etc. shall be installed per manufacturer's instructions. Contractor to verify compliance with all applicable codes and regulations. Contractor must verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.

DATE:
09 SEPT 2025
DRAWN BY:
GH
JOB:
CARTER
SHEET:

T-1



2 PROPOSED SITE PLAN
SCALE: 3/32"=1'-0"



1 EXISTING SITE PLAN
SCALE: 3/32"=1'-0"

REVISIONS
24 JAN 2024

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1320 BRIARDALE LANE
ATLANTA, GA 30306

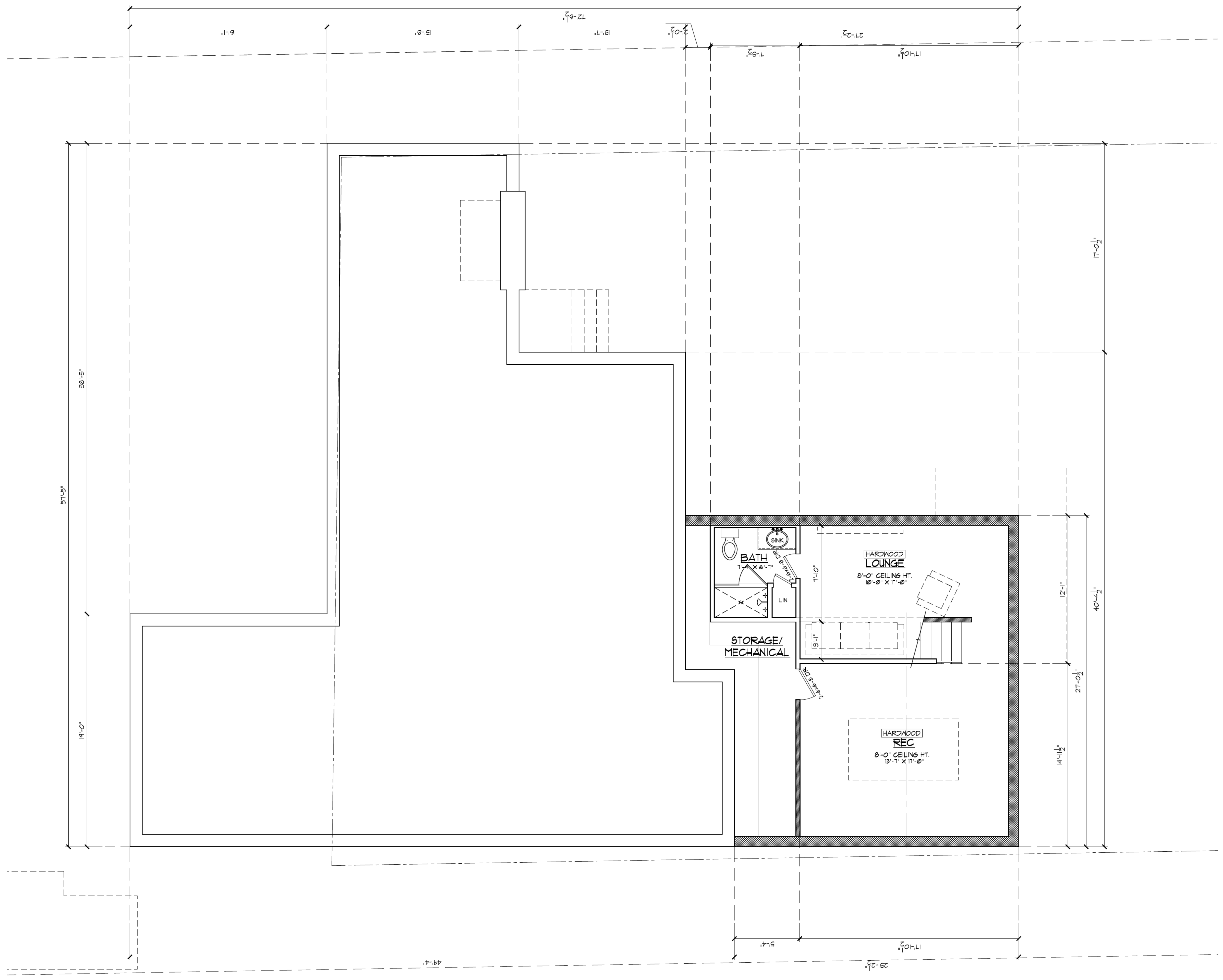
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Contractor to field verify all dimensions and structural members. Fixing members and structural members to be installed by a licensed engineer or other qualified professional. Contractor to be responsible for all structural and mechanical details. Contractor to verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.

DATE: 09 SEPT 2025
DRAWN BY: GH
JOB: CARTER
SHEET: A2-1



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

REVISIONS

24 JAN 2024

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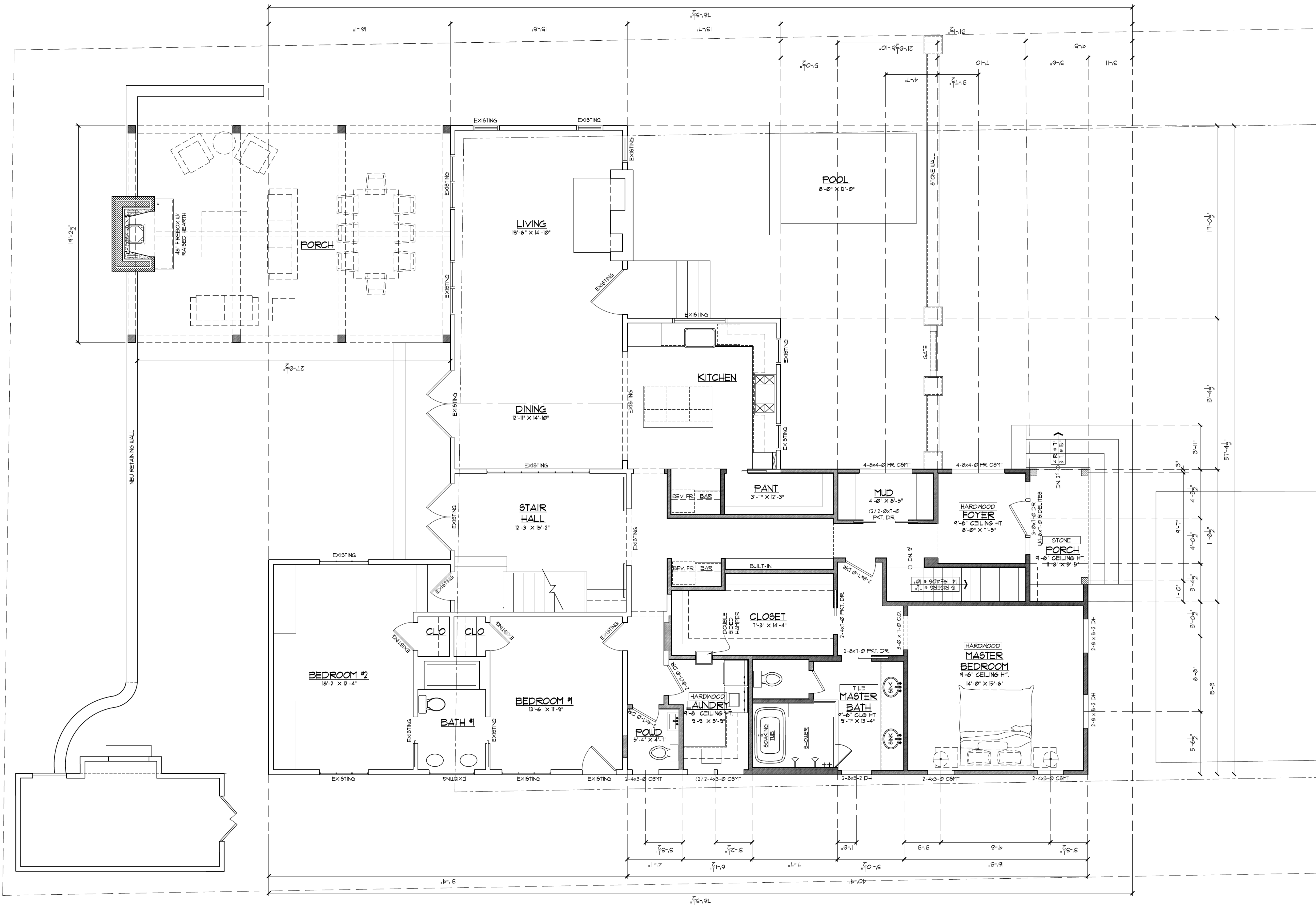
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Contractor to field verify all dimensions and structural members. Fixing members to be installed by a licensed engineer or other qualified professional. Contractor to be responsible for all structural and existing field conditions.

Contractor must verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.

DATE:	09 SEPT 2025
DRAWN BY:	GH
JOB:	CARTER
SHEET:	A2-0

ISSUED FOR REVIEW



REVISIONS
24 JAN 2024

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ATLANTA, GA 30306

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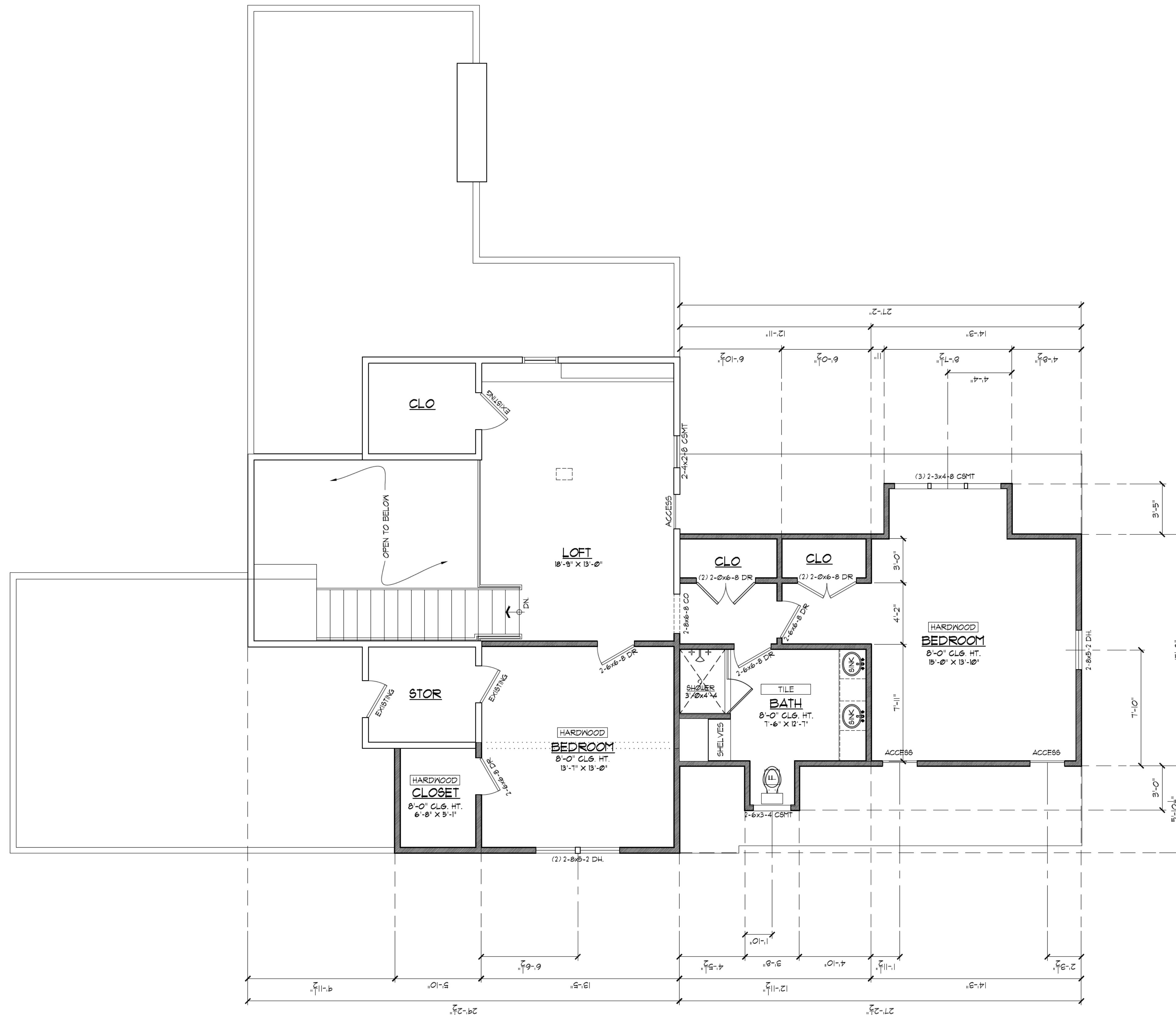
TEL: 404.509.3136

These drawings are intended for the use of the contractor and are not to be used for any other purpose. The contractor is responsible for verifying all dimensions and conditions on the site. The architect is not responsible for any errors or omissions on the part of the contractor. The contractor must verify compliance with all local, state, and federal building codes and regulations before the project is to be constructed.

DATE: 09 SEPT 2025
DRAWN BY: GH
JOB: CARTER
SHEET: A2-1

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

ISSUED FOR REVIEW



PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS
24 JAN 2024

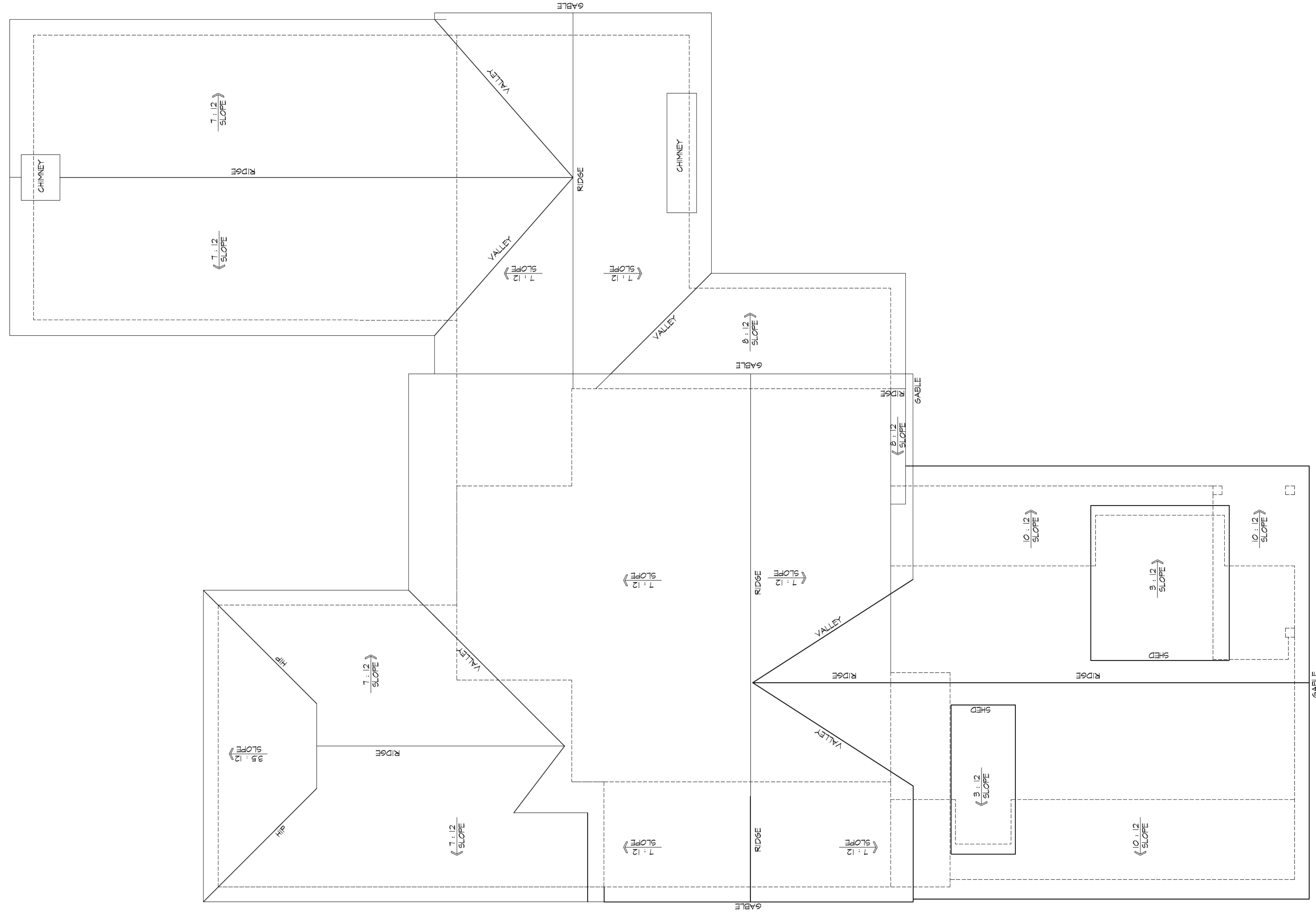
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TEL: 404.509.3136

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Contractor to field verify all dimensions and structural members. Fixing members, framing members, or other engineer or fabricator. Contractor to be responsible for all structural and mechanical details and existing field conditions.
Contractor must verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.

DATE:	09 SEPT 2025
DRAWN BY:	GH
JOB:	CARTER
SHEET:	A2-2

ISSUED FOR REVIEW



1 ROOF PLAN
 SCALE: 1/4" = 1'-0"

ISSUED FOR REVIEW

REVISIONS
24 JAN 2024

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 1320 BRIARDALE LANE
 ATLANTA, GA 30306

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 Contractor to field verify all dimensions and structural members. Fixing members, materials, and labor shall be as indicated on drawings unless otherwise specified. It is the contractor's responsibility to verify all dimensions, materials, and existing field conditions.
 Contractor must verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.

DATE:	09 SEPT 2025
DRAWN BY:	GH
JOB:	CARTER
SHEET:	A2-3

A2-3

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1320 BRIARDALE LANE
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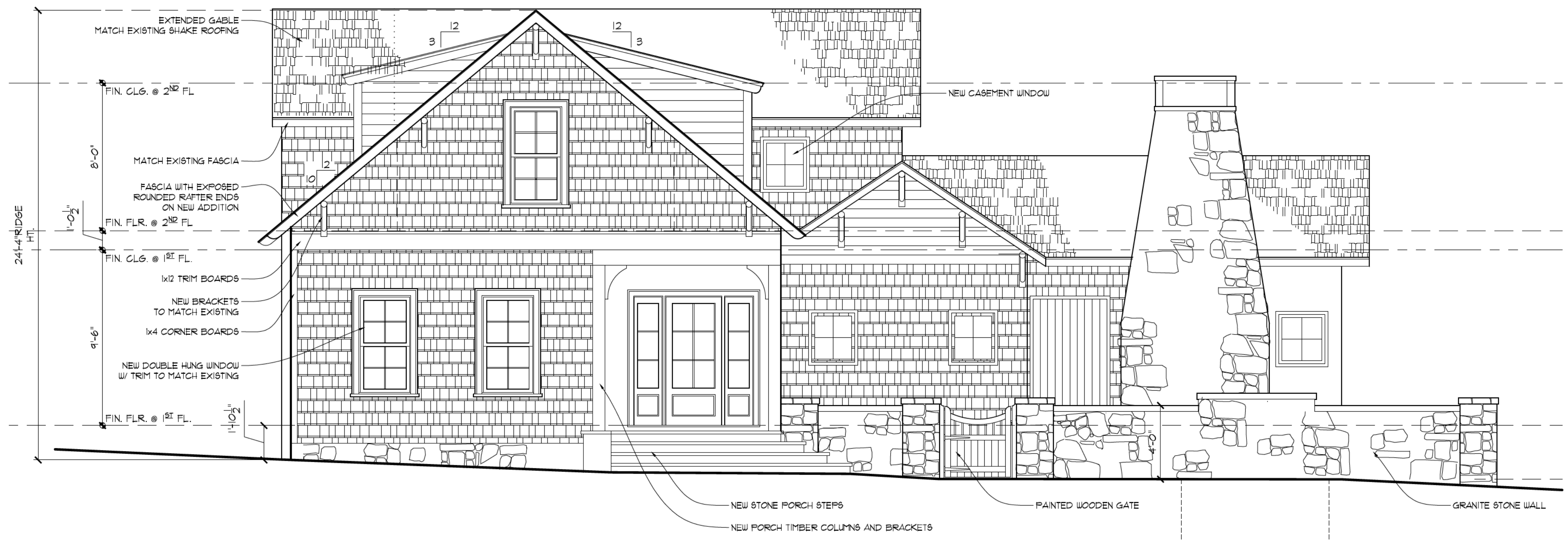
TEL: 404.509.3136

ISSUED FOR REVIEW

These drawings are intended for the use of the client and are not to be used for any other purpose. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in the drawings or for any construction issues that may arise. The architect is not responsible for any construction issues that may arise.

DATE:
09 SEPT 2025
DRAWN BY:
GH
JOB:
CARTER
SHEET:

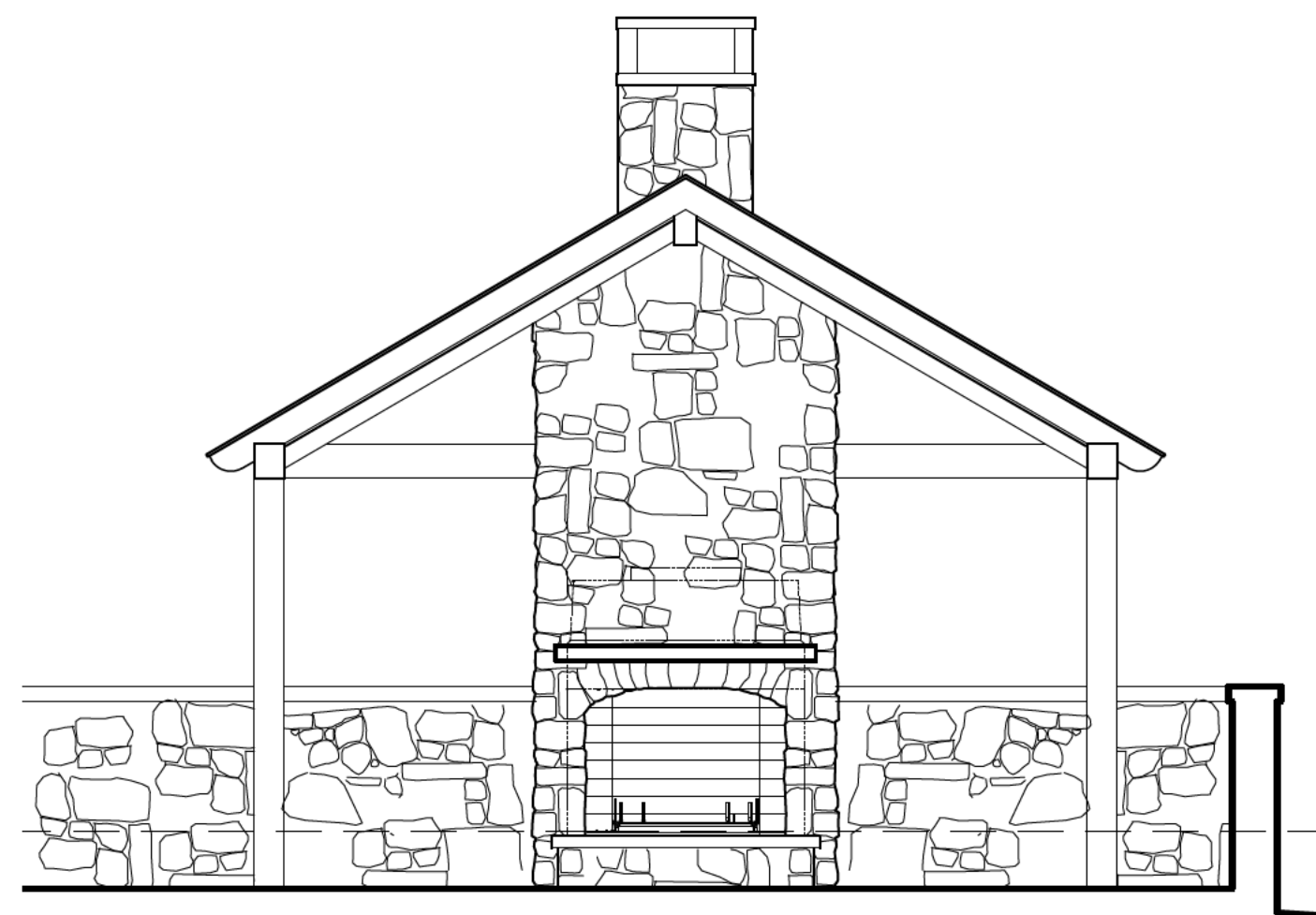
A3-1



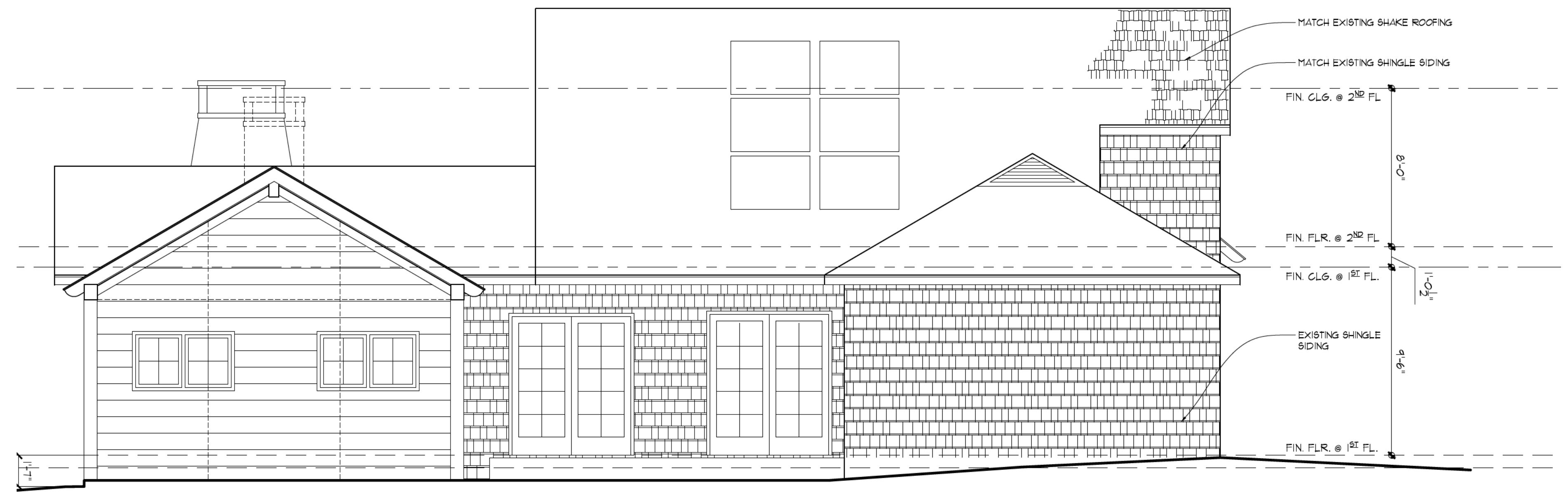
1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



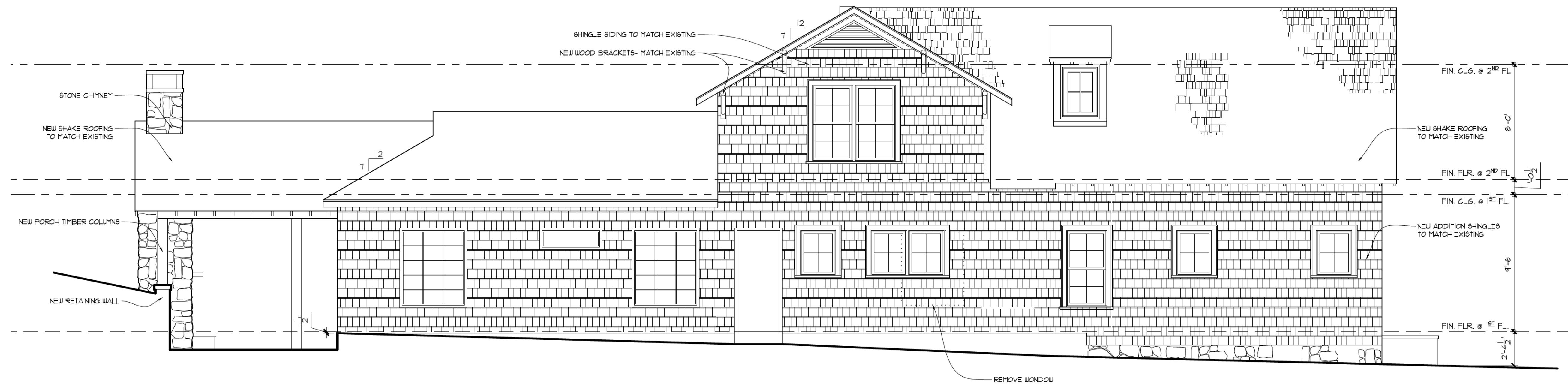
2 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 PORCH INTERIOR ELEVATION
SCALE: 1/4"=1'-0"



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



1 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS
24 JAN 2024

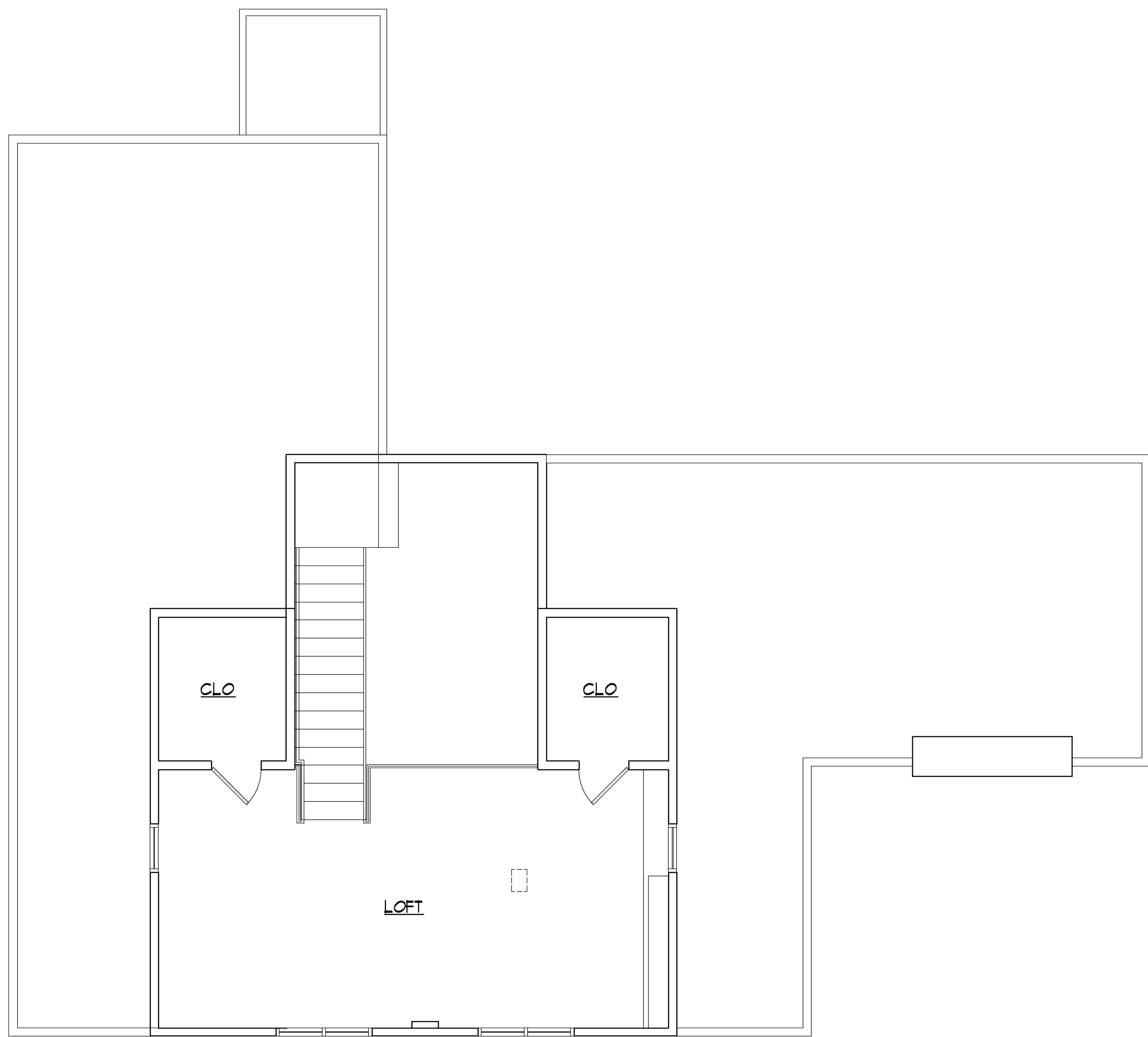
CARTER RESIDENCE
1320 BRIARDALE LANE
ATLANTA, GA 30306

GREG HARRELL ARCHITECT, LLC
15 FRANKLIN STREET
AVONDALE ESTATES, GA 30002
GREG@GREGHARRELLARCHITECT.COM
TEL: 404.509.3136

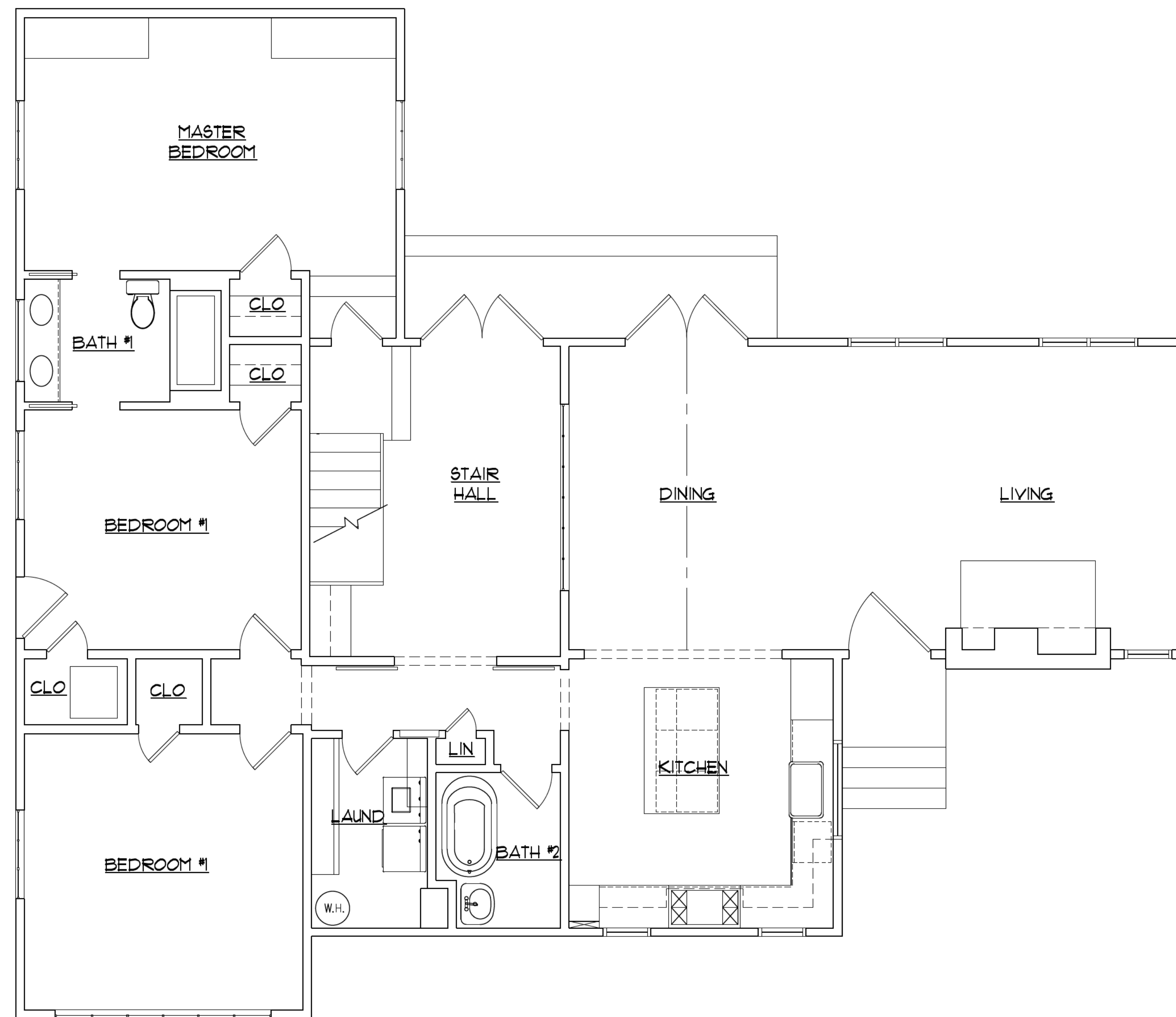
ISSUED FOR REVIEW

These drawings are intended for the use of the contractor and are not to be used for any other purpose or address. Do not reproduce without permission of Greg Harrell Architect, LLC.
Contractor to field verify all dimensions and structural members. Fixing members, a licensed engineer or other distributor. Contractor to be responsible for all structural and architectural drawings and existing field conditions.
Contractor must verify compliance with all local, state, and federal building codes and regulations before the project is to be constructed.

DATE:
09 SEPT 2025
DRAWN BY:
GH
JOB:
CARTER
SHEET:
A3-2



2 AS-BUILT SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



1 AS-BUILT 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"

REVISIONS
24 JAN 2024

CARTER RESIDENCE
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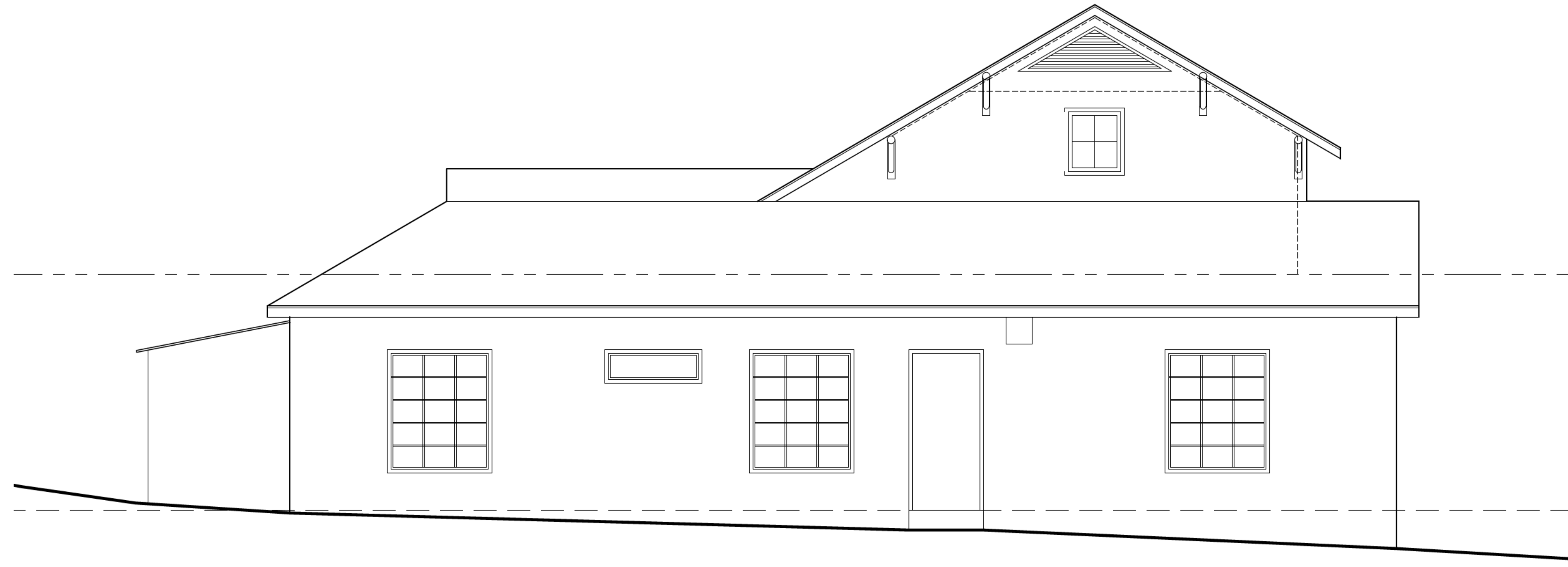
ISSUED FOR REVIEW

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Contractor to field verify all dimensions and structural members. Fixing members, a licensed engineer or other distributor. Contractor to be responsible for all structural, mechanical, electrical, plumbing, and existing field conditions.

Contractor must verify compliance with all local, state, and federal building codes and regulations. Errors on the project to be the contractor's.

DATE:	09 SEPT 2025
DRAWN BY:	GH
JOB:	CARTER
SHEET:	AB-1



2 AS-BUILT LEFT ELEVATION
 AB-2 SCALE: 1/4"=1'-0"



1 AS-BUILT FRONT ELEVATION
 AB-2 SCALE: 1/4"=1'-0"

REVISIONS
 24 JAN 2024

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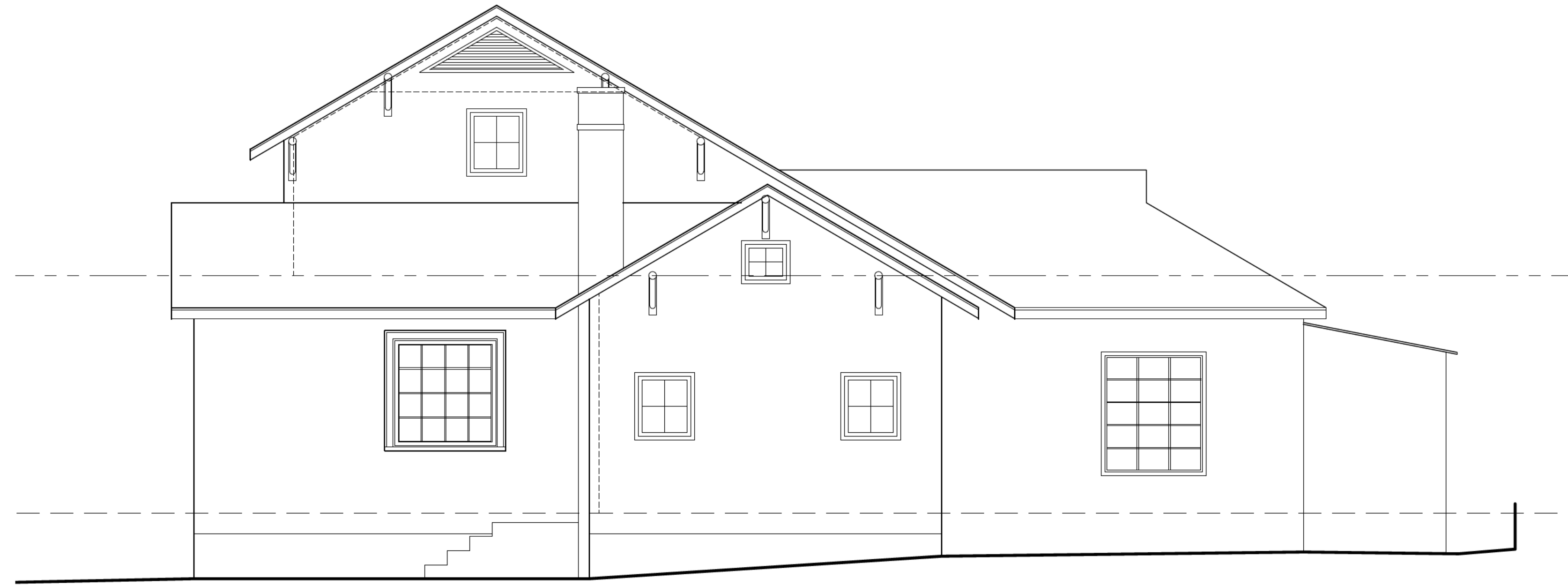
ISSUED FOR REVIEW

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Contractor to field verify all dimensions and structural members. Fixing members, if a member is to be replaced by a licensed engineer or other distributor. Contractor to be generally verify architect's dimensions and existing field conditions.

Contractor must verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.

DATE:	09 SEPT 2025
DRAWN BY:	GH
JOB:	CARTER
SHEET:	AB-2



2 AS-BUILT RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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

REVISIONS
24 JAN 2024

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ISSUED FOR REVIEW

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Contractor to field verify all dimensions and structural members. Existing members to be repaired or replaced as needed. Contractor to be responsible for all structural and existing field conditions.

Contractor must verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.

DATE:

09 SEPT 2025

DRAWN BY:

GH

JOB:

CARTER

SHEET:

AB-3

Decision of the DeKalb County Historic Preservation Commission

Name of Applicant: Chris and Lane Carter

Address of Property: 1320 Briardale Lane

Date(s) of hearing if any: November 17, 2025

Case Number: 1247861

Approved **Denied** **Deferred**

Approval: The Historic Preservation Commission, having considered the submissions made on behalf of the applicant and all other matters presented to the Preservation Commission finds that the proposed change(s) will not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic district and hereby approves the issuance of a certificate of appropriateness.

Any conditions or modifications are shown below.

Pursuant to Code of DeKalb County, § 13.5-8(3), the Preservation Commission has considered the historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement; texture and materials of the architectural features involved and the relationship of such texture and materials to the exterior architectural style; pertinent features of other properties in the immediate neighborhood, as prescribed generally by county code and specifically by the district design guidelines.

This application relates to an existing building, pursuant to the authority granted to the Preservation Commission by Code of DeKalb County, § 13.5-8(3), the Preservation Commission has also used the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guideline for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings therein as guidelines. The Preservation Commission finds that all relevant guidelines have been met.

Additional pertinent factors:

Reapproval of a previously issued Certificate of Appropriateness to construct an addition on the front façade of a nonhistoric house. The plans that were previously approved are the same, with the modification that a covering will be constructed over the patio on the rear of the property and an 8'x12' pool is constructed in the side yard with a stone privacy fence installed in front to shield the pool from the Right of Way.

Application is approved with conditions or modifications /without conditions or modifications

Conditions or modifications (if applicable):

Denial: The Preservation Commission has determined that the proposed material changes in appearance would have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district / or, the applicant has not provided sufficient information for the Preservation Commission to approve the application . Specifically, the Preservation Commission finds as follows:

Deferral: The Preservation Commission has deferred action on this application for the following reasons:

The application will be re-heard by the Historic Preservation Commission at its meeting on

Date:

12/2/25

Signature:



**Chair, DeKalb County
Historic Preservation Commission**



Dekalb County Historic Preservation Commission

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 or (404) 371-2813 (Fax)

Lorraine Cochran-Johnson
Chief Executive Officer

CERTIFICATE OF APPROPRIATENESS

December 04, 2025

Site Address: 1320 BRIARDALE LN
ATLANTA, GA 30306-

Parcel ID: 18-054-03-017

Application Date: November 04, 2025

Applicant: Chris & Lane Carter

Mailing Address: 1320 Briardale Lane Northeast
Atlanta, GA 30306

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON November 17, 2025, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: Approval

Reapproval of a previously issued Certificate of Appropriateness to construct an addition on the front façade of a nonhistoric house. The plans that were previously approved are the same, with the modification that a covering will be constructed over the patio on the rear of the property and an 8'x12' pool is constructed in the side yard with a stone privacy fence installed in front to shield the pool from the Right of Way.

