

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: Chad Ralston and Jessica Hunt-Ralston

being owner(s) of the property at: 1648 Ridgewood Dr NE

hereby delegate authority to: Adam Stillman

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

Signature of Owner(s): _____ Date: April 12, 2026

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 via email. Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. **If work is performed that is not in accordance with the scope of work approved by the issued certificate, a Stop Work Order may be issued for the property and a new Certificate of Appropriateness will need to be obtained.**

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, a Certificate of Occupancy will not be issued. 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.

Please check the box below to confirm that the applicant has completed the following:

- ✓ Reviewed the information provided and understand the Certificate of Appropriateness process
- ✓ Reviewed the Historic Preservation Commission Meeting calendar
- ✓ Reviewed the appropriated design manual and guidelines for the historic district in which the subject property is located
- ✓ Reviewed the DeKalb County Tree Ordinance.
- ✓ Reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

The applicant has completed the check list above and understands the process to obtain a Certificate of Appropriateness



Front elevation



Rear elevation



Left elevation



Right elevation from front



Right elevation from rear - area of addition



Existing gravel patio, block walls, and rear driveway to be removed



1630 Ridgewood - two houses to left (west)



1636 Ridgewood - house to left (west)



1656 Ridgewood - house to right (east)



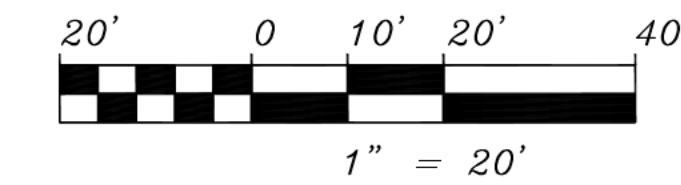
1662 Ridgewood - two houses to right (east)



Houses on opposite side of street

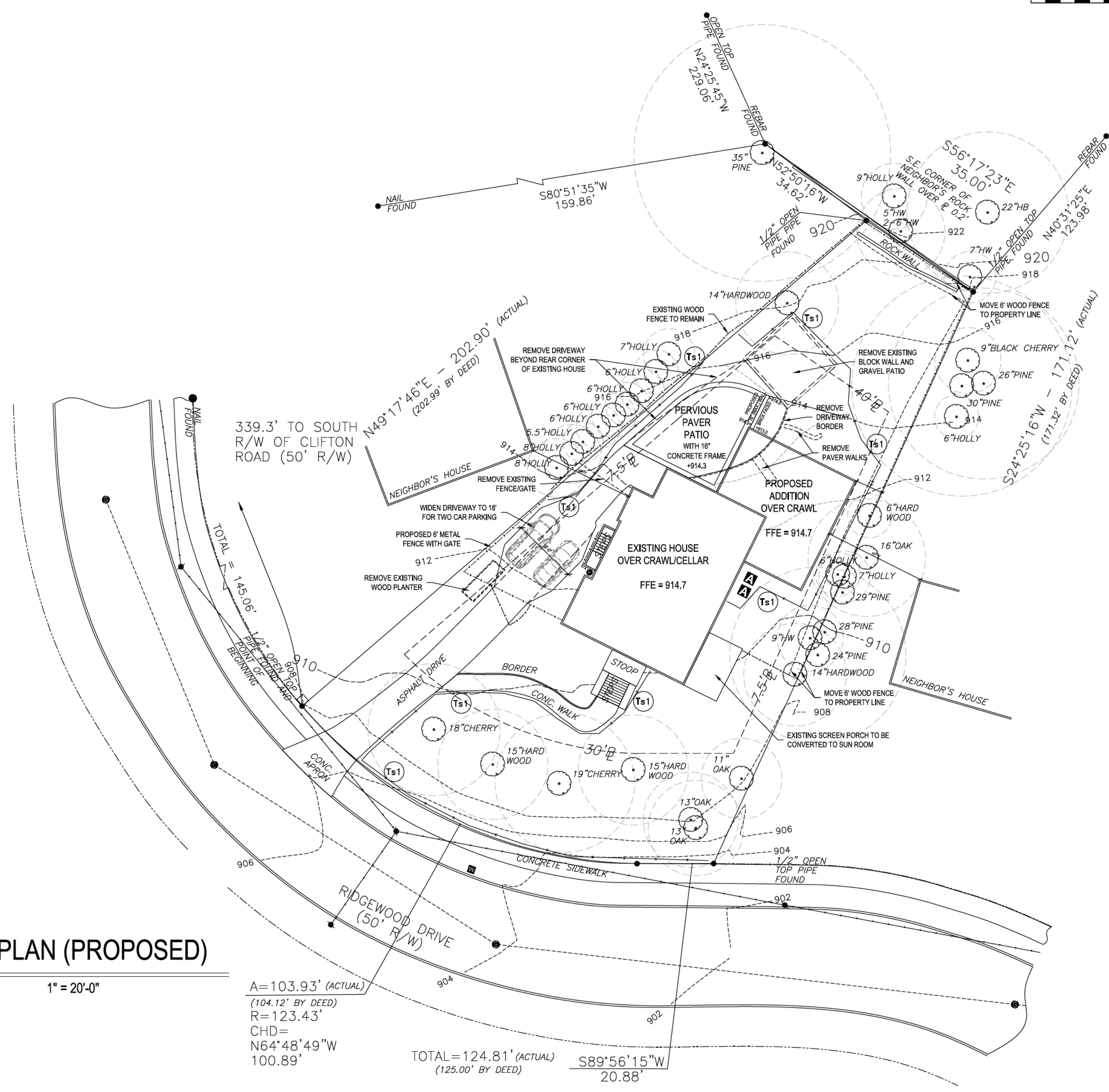


Houses on opposite side of street



SITE PLAN (PROPOSED)

1" = 20'-0"



PROPERTY ZONED R-75	LOT SIZE = 14,859 sf (.341 acre)
MAXIMUM LOT COVERAGE = 35%	EXISTING LOT COVERAGE = 31.5%
	PROPOSED LOT COVERAGE = 32.2%

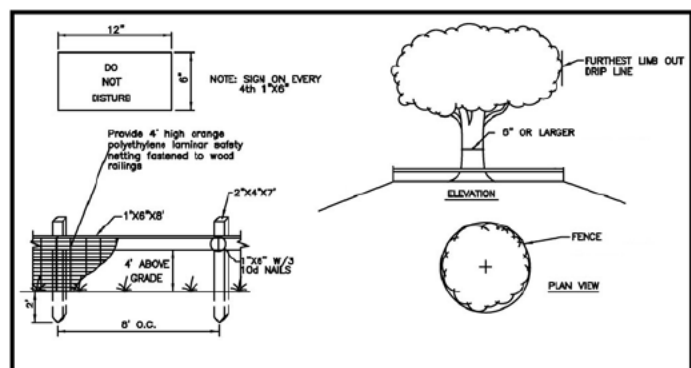
IMPERVIOUS LOT COVERAGE:		
EXISTING:	PROPOSED:	
HOUSE:	1904.9 sf	2693.4 sf
SCREEN PORCH/SUN ROOM:	159.2 sf	159.2 sf
STOOP:	63.3 sf	63.3 sf
FRONT STEPS/CHEEK WALLS:	73.3 sf	73.3 sf
FRONT WALK/BORDER:	253.4 sf	253.4 sf
SIDE STEPS/LANDINGS/WALL:	43.5 sf	43.5 sf
ASPHALT DRIVEWAY:	1862.5 sf	1317.0 sf
DRIVEWAY BORDER:	10.6 sf	-
PAVER WALKS:	30.9 sf	-
BLOCK WALL:	49.2 sf	-
GRAVEL PATIO:	284.1 sf	-
ROCK WALL:	23.9 sf	23.9 sf
AC PAD:	9.0 sf	18.0 sf
PLANTER:	6.4 sf	-
1' RETAINING WALL:	-	10.0 sf
CONCRETE PATIO FRAME:	-	130.8 sf
TOTAL:	4674.2 sf	4785.8 sf

PERVIOUS SURFACE:
PATIO: 500.5 sf

A = 103.93' (ACTUAL)
(104.12' BY DEED)
R = 123.43'
CHD =
N64°48'49"W
100.89'

TOTAL = 124.81' (ACTUAL)
(125.00' BY DEED)
S89°56'15"W
20.88'

TREE SYMBOL LEGEND	
SYMBOL:	DESCRIPTION:
	NEW TREE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED

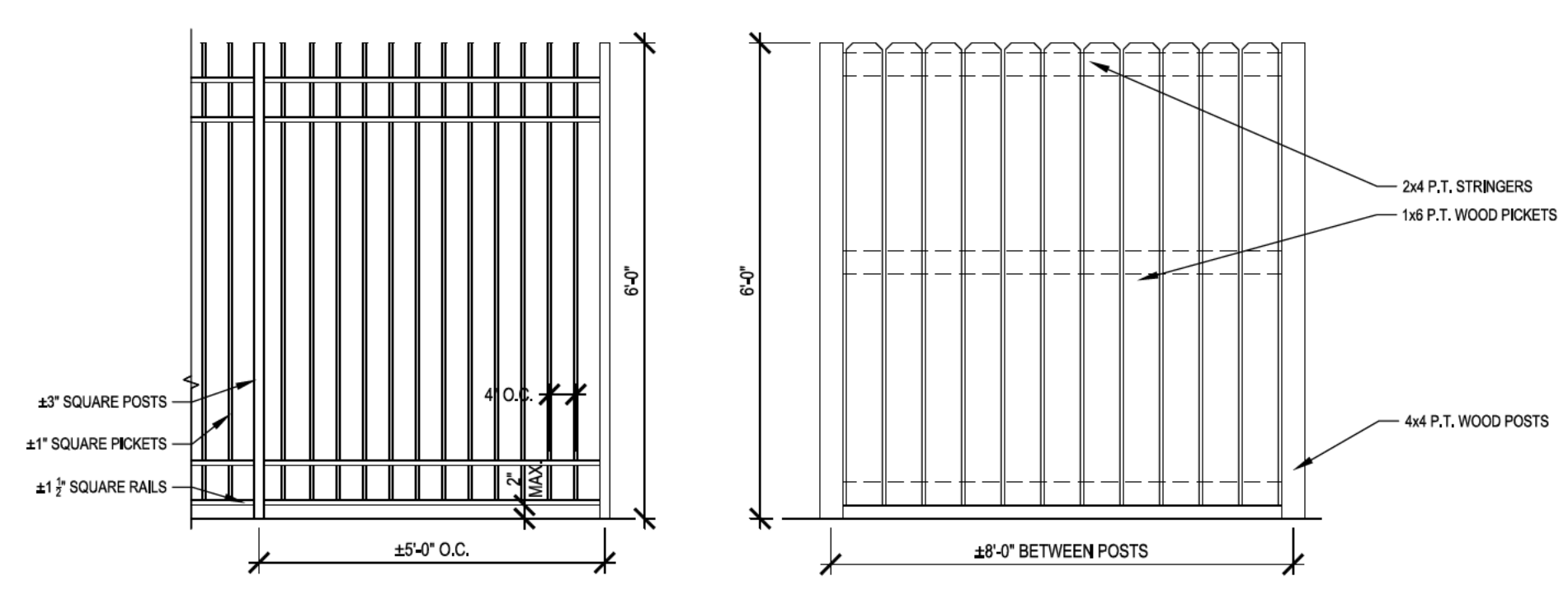


CONTOUR TYPE

- EXISTING TO REMAIN
- - - EXISTING TO BE REMOVED
- NEW CONTOUR

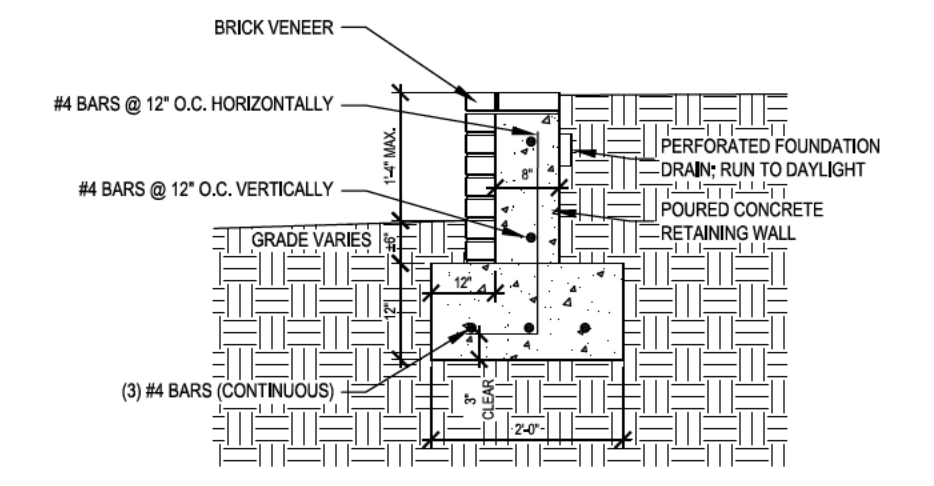
NO GRADED SLOPES SHALL EXCEED 3H:1V

REUSE EXISTING POSTS WHEREVER POSSIBLE. NEW POST HOLES MUST BE HAND DUG WITHIN TREE ROOT ZONES. DO NOT SEVERE ROOTS LARGER THAN 1" IN DIAMETER. - RELOCATE POST IF ENCOUNTERED



FENCE DETAILS

1/2" = 1'-0"



RETAINING WALL SECTION

1/2" = 1'-0"

revisions

architect seal

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title SITE PLAN	
scale 1" = 20'-0"	
drawn APS	checked
date 04-15-2026	sheet no. S-1
project no. 1001Oxford	

REFERENCE MATERIAL

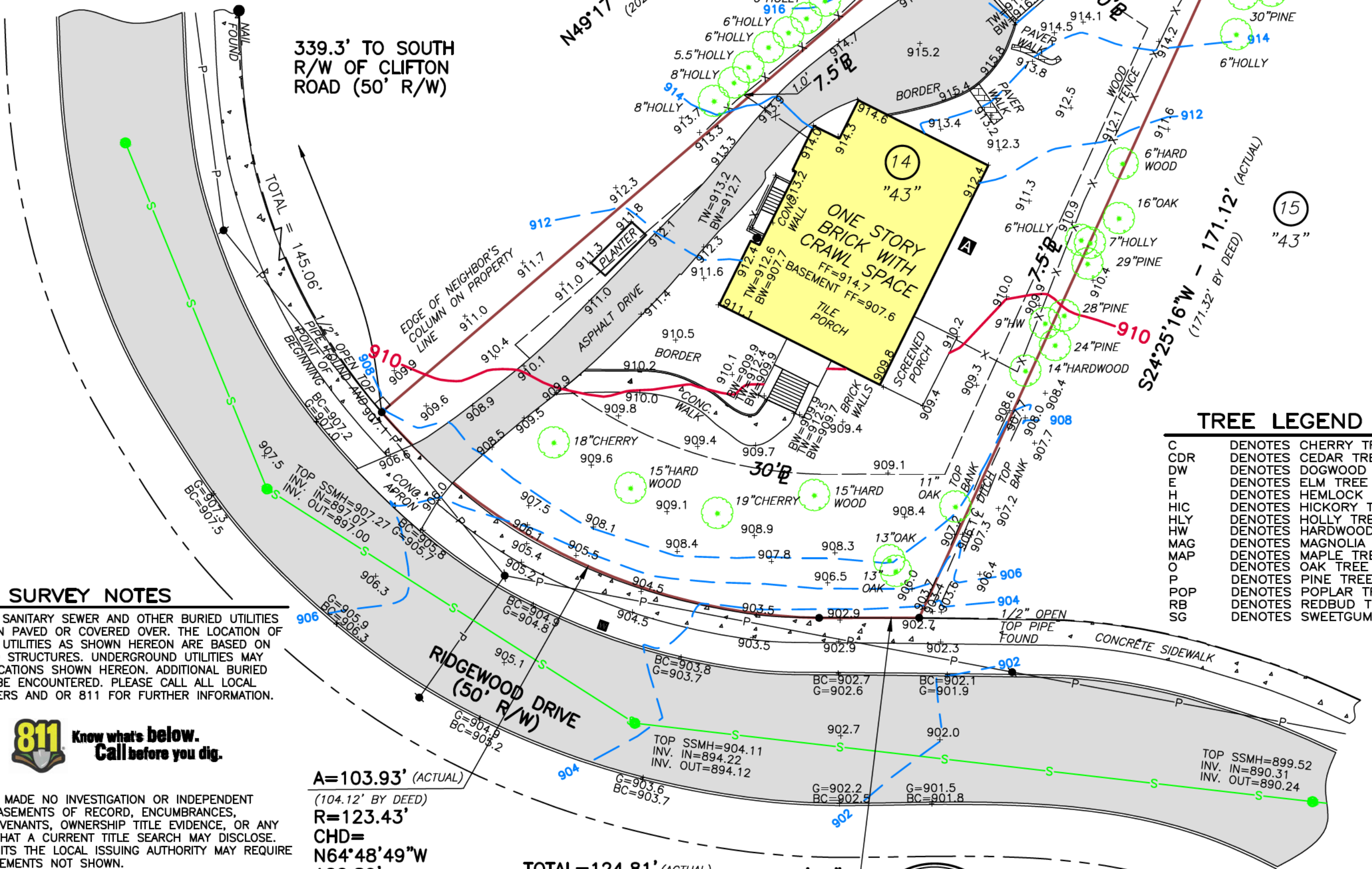
1. LIMITED WARRANTY DEED IN FAVOR OF JESSICA L. HUNT-RALSTON AND CHAD P. RALSTON DEED BOOK 32289 PAGE 658-660 DEKALB COUNTY, GEORGIA RECORDS



ZONING INFORMATION

DEKALB COUNTY R-75
 MINIMUM LOT WIDTH: 75 FEET
 MINIMUM LOT AREA: 10,000 SQUARE FEET
 FRONT SETBACK (MJR. THGHFARE.): 45 FT
 FRONT SETBACK (MNR. THGHFARE.): 35 FT
 FRONT SETBACK (COLLECTOR ST.): 30 FT
 MINIMUM SIDE SETBACK: 7.5 FEET
 MINIMUM REAR SETBACK: 40 FEET
 MAXIMUM LOT COVERAGE: 35%
 MINIMUM FLOOR AREA: 1,600 SQUARE FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET
 MUST BE APPROVED BY DEKALB COUNTY ZONING PRIOR TO CONSTRUCTION

339.3' TO SOUTH R/W OF CLIFTON ROAD (50' R/W)



TREE LEGEND

C	DENOTES CHERRY TREE
CDR	DENOTES CEDAR TREE
DW	DENOTES DOGWOOD TREE
E	DENOTES ELM TREE
H	DENOTES HEMLOCK TREE
HIC	DENOTES HICKORY TREE
HLY	DENOTES HOLLY TREE
HW	DENOTES HARDWOOD TREE
MAG	DENOTES MAGNOLIA TREE
MAP	DENOTES MAPLE TREE
O	DENOTES OAK TREE
P	DENOTES PINE TREE
POP	DENOTES POPLAR TREE
RB	DENOTES REDBUD TREE
SG	DENOTES SWEETGUM

SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 96,420 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA. A TOPCON GR-5 WAS USED IN THE COLLECTION OF GPS OBSERVATIONS.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
- CONTOUR INTERVAL= 2 FEET
- ELEVATION DATUM= NAVD 1988 (LOCAL GPS OBSERVATION)



A=103.93' (ACTUAL)
 (104.12' BY DEED)
 R=123.43'
 CHD=
 N64°48'49"W
 100.89'

TOTAL=124.81' (ACTUAL)
 (125.00' BY DEED)

S89°56'15"W
 20.88'

LEGEND

BL	BUILDING LINE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
C	CENTERLINE
BC	BACK OF CURB
G	GUTTER
TW	TOP OF WALL
BW	BOTTOM OF WALL
X	FENCE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
PP	POWER POLE
LP	LIGHT POLE
GW	GUY WIRE
P	POWER LINE
PM	POWER METER
PB	POWER BOX
FO	FIBER OPTIC
A/C	AIR CONDITION
CB	CABLE BOX
TB	TELEPHONE BOX
GM	GAS METER
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
JB	JUNCTION BOX
DI	DROP INLET
S	SANITARY SEWER LINE
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
---	SUBJECT PROPERTY LINE

IMPERVIOUS CALCULATIONS

EXISTING IMPERVIOUS CONDITIONS
 HOUSE = 1,804.9± SQ.FT.
 TILE PORCH = 63.3± SQ.FT.
 STEPS = 44.7± SQ.FT.
 BRICK WALLS = 28.6± SQ.FT. (TOTAL)
 CONC. WALK = 240.8± SQ.FT.
 BORDER = 12.6± SQ.FT.
 ASPHALT DRIVEWAY = 1,862.5± SQ.FT.
 CONC. WALL = 7.5± SQ.FT.
 LANDING = 13.5± SQ.FT.
 STEPS = 16± SQ.FT.
 LANDING = 6.5± SQ.FT.
 BORDER = 10.6± SQ.FT.
 PAVER WALK = 20± SQ.FT.
 PAVER WALK = 10.9± SQ.FT.
 BLOCK WALL = 49.2± SQ.FT.
 GRAVEL = 284.1± SQ.FT.
 ROCK WALL = 23.9± SQ.FT.
 AC PAD = 9± SQ.FT.
 PLANTER 6.4± SQ.FT.
 TOTAL IMPERVIOUS AREA = 4515± SQ.FT.
 OR 30.4%±



Michael R. Noles
 Georgia RLS #2646
 Member SAMSOG

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL No. 13089C062 K EFFECTIVE DATE: AUGUST 15, 2019 DEKALB COUNTY, GEORGIA
 THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

SURVEYOR'S CERTIFICATE

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 Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles

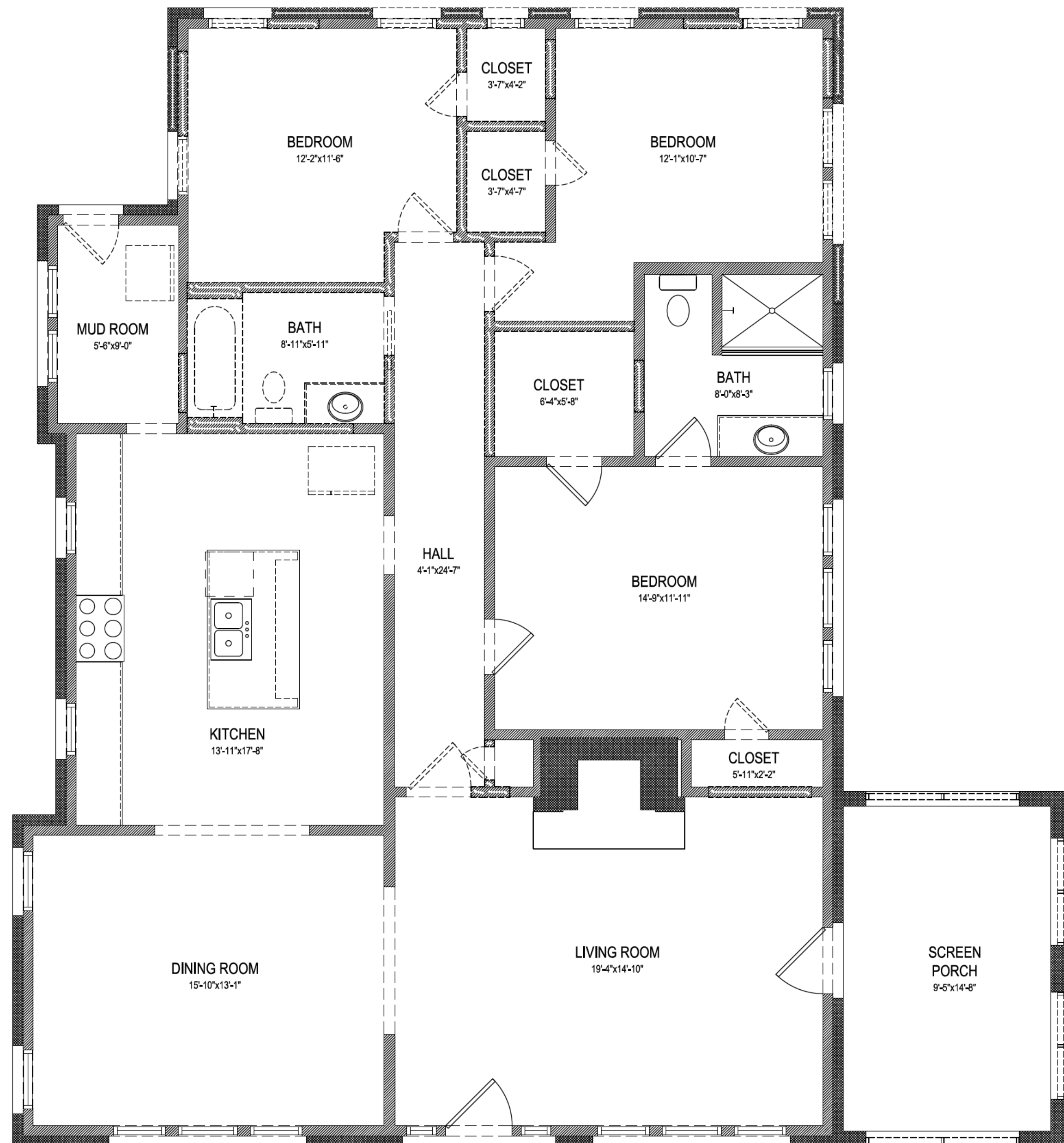
Michael R. Noles Georgia RLS No. 2646 11-26-25



TOPOGRAPHIC MAP FOR JESSICA HUNT-RALSTON CHAD RALSTON
 1648 RIDGEWOOD DRIVE ATLANTA, GEORGIA
 TOTAL AREA= 0.341± ACRES OR 14,859± SQ. FT.
 SCALE IN FEET

LAND LOT 3
 18TH DISTRICT
 DEKALB COUNTY, GEORGIA
 PLAT PREPARED: 11-26-25
 FIELD: 11-24-25 SCALE: 1"=20'

LOT 14 BLOCK "43" DRUID HILLS SUBDIVISION
 JOB#267546
 PG 7 PG 114



EXISTING
MAIN LEVEL FLOOR PLAN

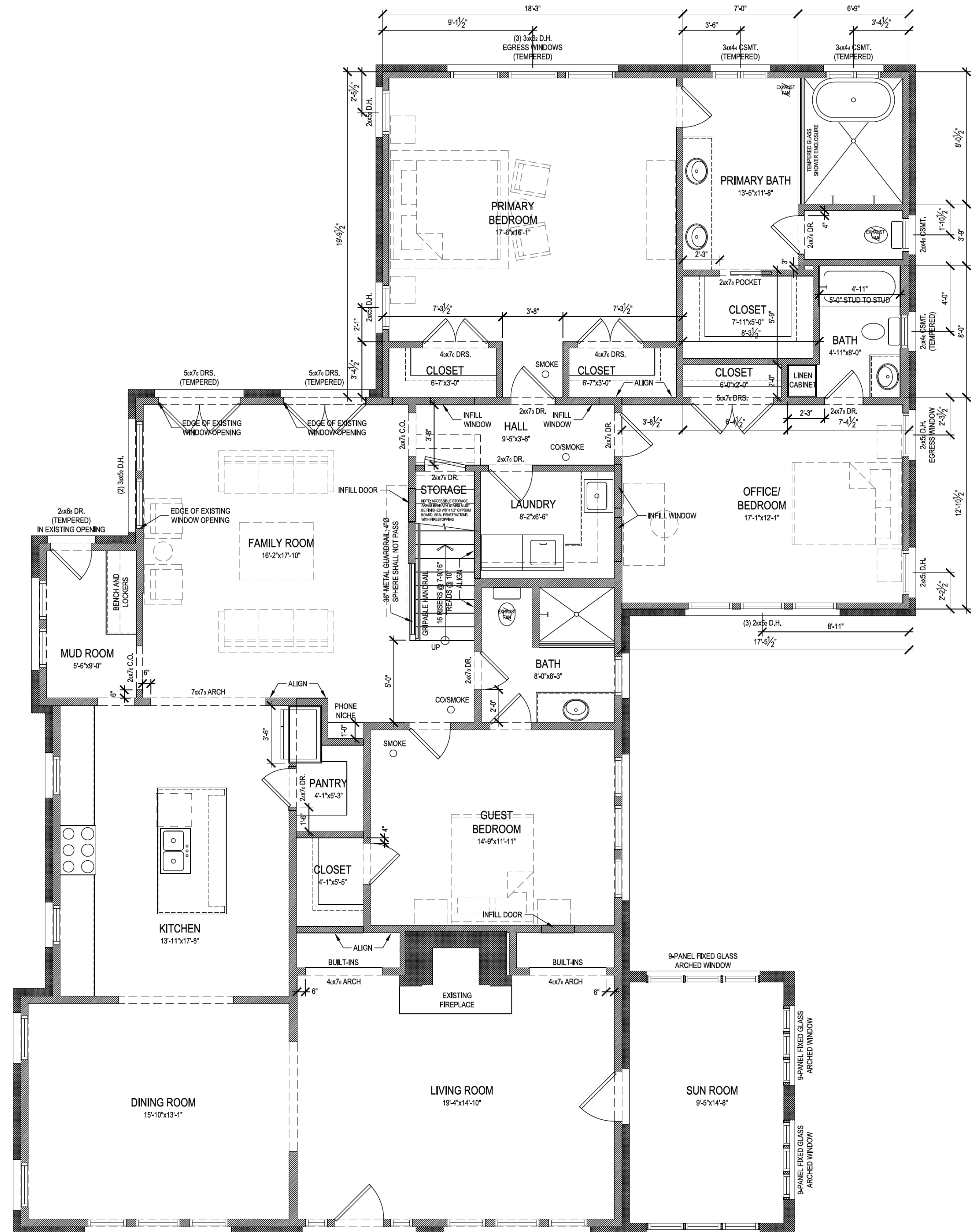
1/4" = 1'-0"



EXISTING FLOOR AREAS:
MAIN: 1736 sf
UNHEATED FLOOR AREAS:
STOOP: 62 sf
SCREEN PORCH: 138 sf

EXISTING WALL TO REMAIN
WALL TO BE DEMO'D

DEMO PLAN NOTES:
1. PROTECT AND STORE REMOVED DOORS AND WINDOWS FOR REUSE



PROPOSED
MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"



PROPOSED FLOOR AREAS:
MAIN (EXISTING): 1736 sf
MAIN (ADDITION): 859 sf
UPPER ADDITION: 696 sf
TOTAL: 3290 sf

UNHEATED FLOOR AREAS:
STOOP (EXISTING): 62 sf
SUN ROOM (EXISTING): 138 sf

EXISTING WALL
NEW WALL - 2x4 @ 16" O.C. UNLESS NOTED

GENERAL NOTES:
1. DIMENSIONS MEASURED FROM FINISH FACE OF SHEATHING / GYP. BOARD
2. DOORS AND OPENING ARE 6" FROM ADJACENT FINISHED WALL UNLESS NOTED OTHERWISE
3. ALL NEW DOORS AND WINDOWS TO BE WOOD SIMULATED DIVIDED LIGHTS WITH 3/4" WIDE PERMANENTLY AFFIXED EXTERIOR MUNTINS; GANGED WINDOWS TO HAVE 6" DIVIDING MULLIONS
4. DOORS AND WINDOWS WITHOUT LABELS ARE EXISTING TO REMAIN
5. SOME EXISTING CONDITIONS ARE ASSUMED DUE TO CONCEALMENT WITHIN FINISHED WALLS AND CEILINGS. FIELD MODIFICATIONS MAY BE REQUIRED

revisions

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title
MAIN LEVEL FLOOR PLANS

scale
1/4" = 1'-0"

drawn checked

APS

date
04-15-2026

project no.
1648RW

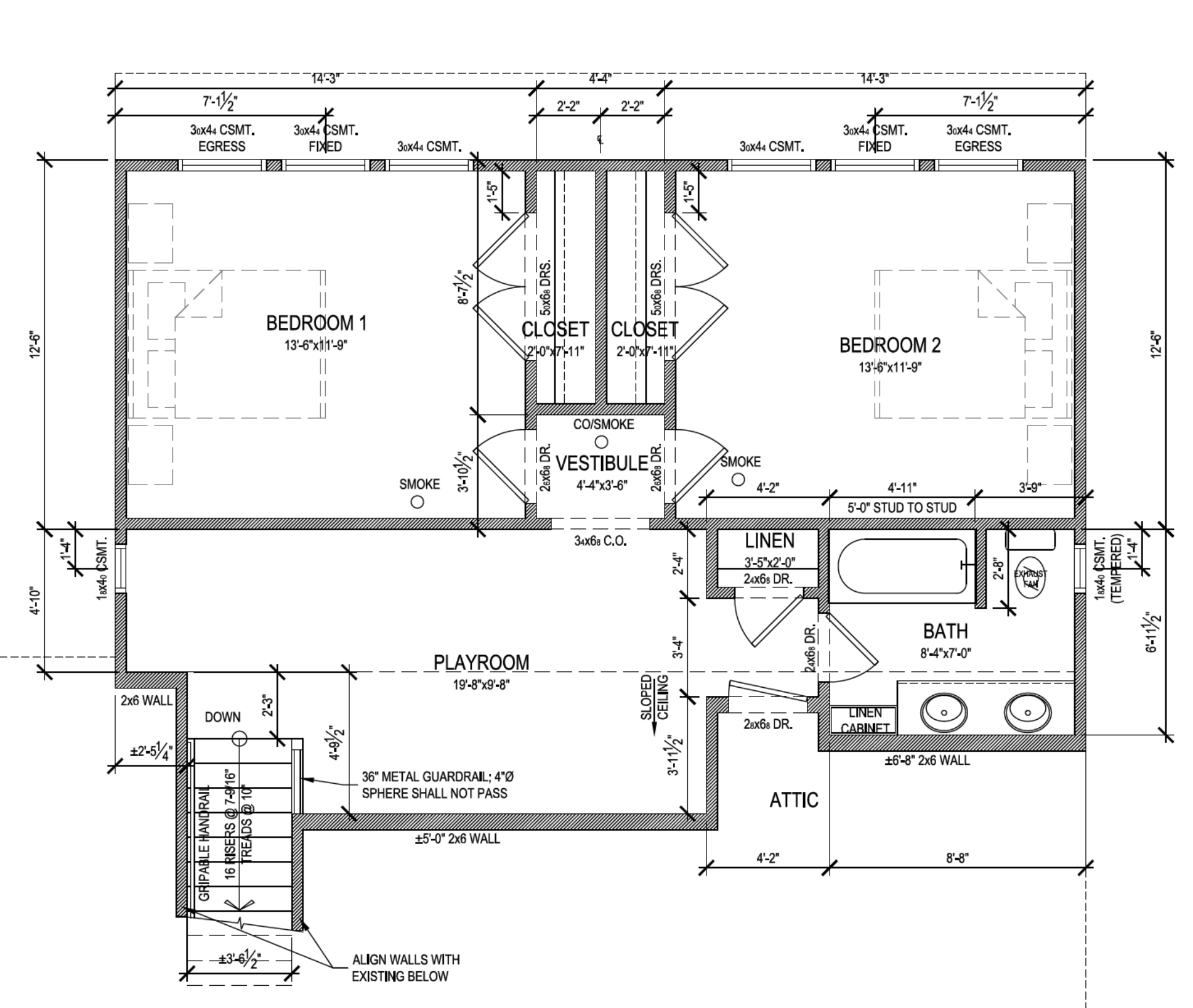
sheet no.
A-1

revisions

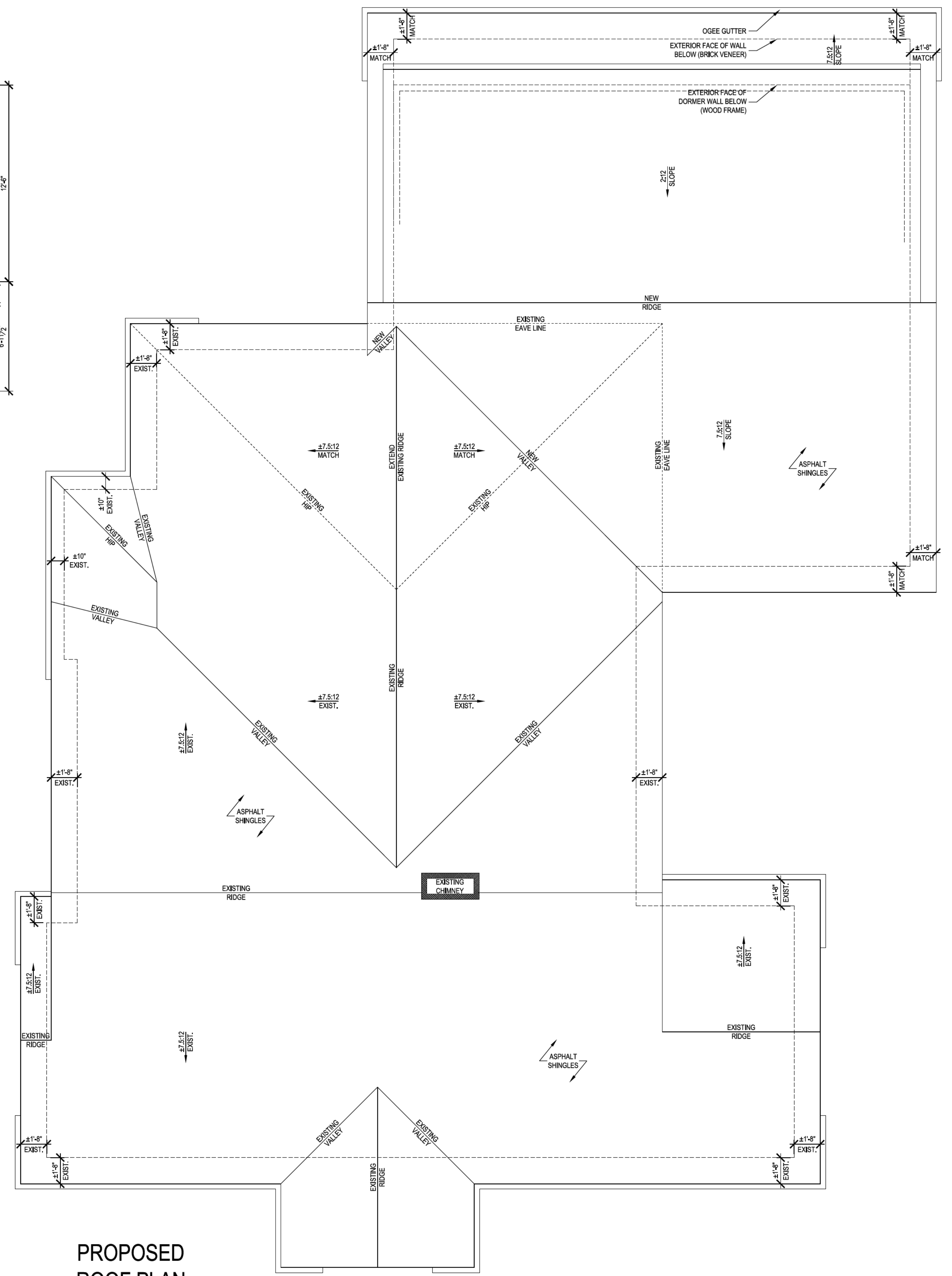
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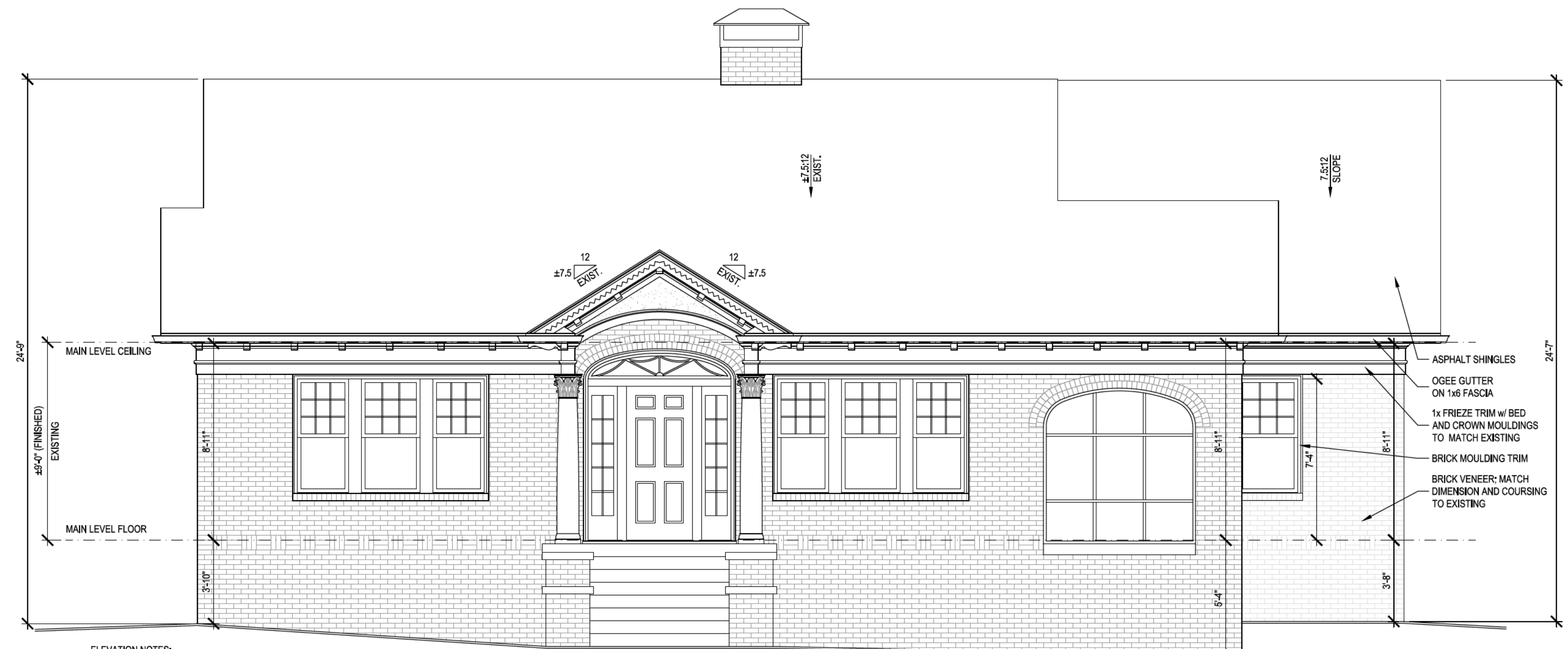
title
UPPER LEVEL & ROOF PLANS
scale
1/4" = 1'-0"
drawn
APS
checked
date
04-15-2026
project no.
1648RW
sheet no.
A-2



PROPOSED
UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"



PROPOSED
ROOF PLAN
1/4" = 1'-0"



ELEVATION NOTES:
1. ALL NEW DOORS AND WINDOWS TO BE WOOD SIMULATED DIVIDED LIGHTS WITH 3/4" WIDE PERMANENTLY AFFIXED EXTERIOR MUNTINS; GANGED WINDOWS TO HAVE 6" DIVIDING MULLIONS
2. ALL EXTERIOR TRIM IS WOOD

**PROPOSED
FRONT ELEVATION**

1/4" = 1'-0"



**EXISTING
FRONT ELEVATION**

1/4" = 1'-0"

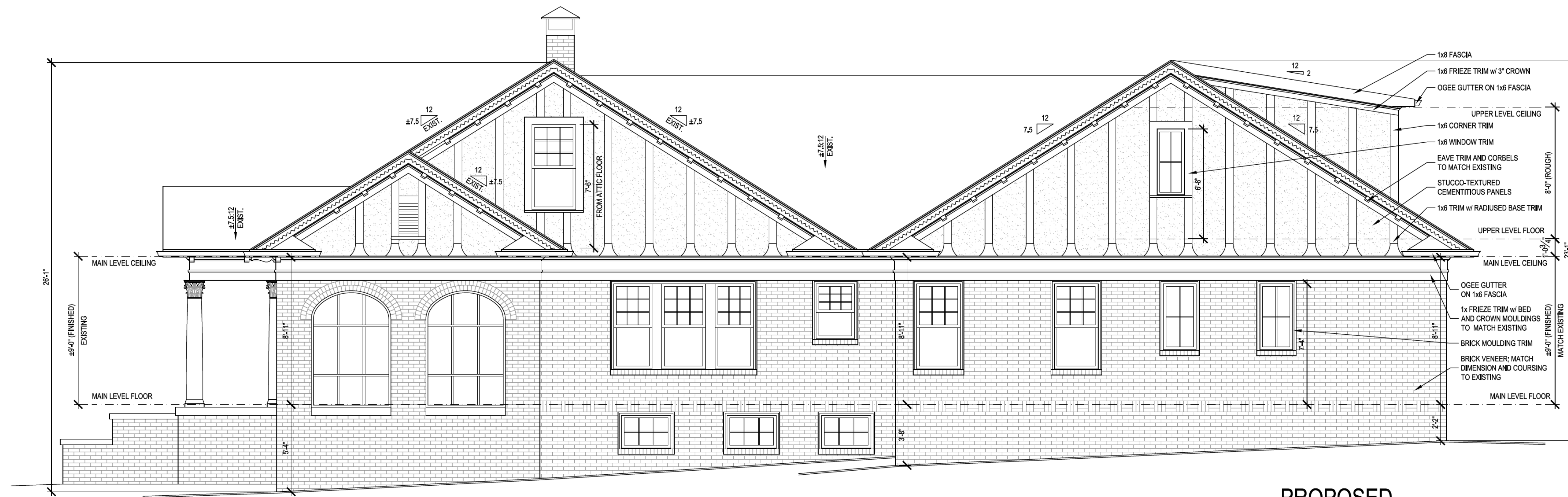
1648 Ridgewood Dr NE
Atlanta, Georgia 30307 (unincorporated Dekalb)
Owners: Jessica Hunt-Ralston and Chad Ralston

revisions

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title FRONT ELEVATIONS	
scale 1/4" = 1'-0"	
drawn APS	checked
date 04-15-2026	sheet no. A-3
project no. 1648RW	



PROPOSED
RIGHT ELEVATION

1/4" = 1'-0"



EXISTING
RIGHT ELEVATION

1/4" = 1'-0"

1648 Ridgewood Dr NE
Atlanta, Georgia 30307 (unincorporated Dekalb)
Owners: Jessica Hunt-Ralston and Chad Ralston

revisions

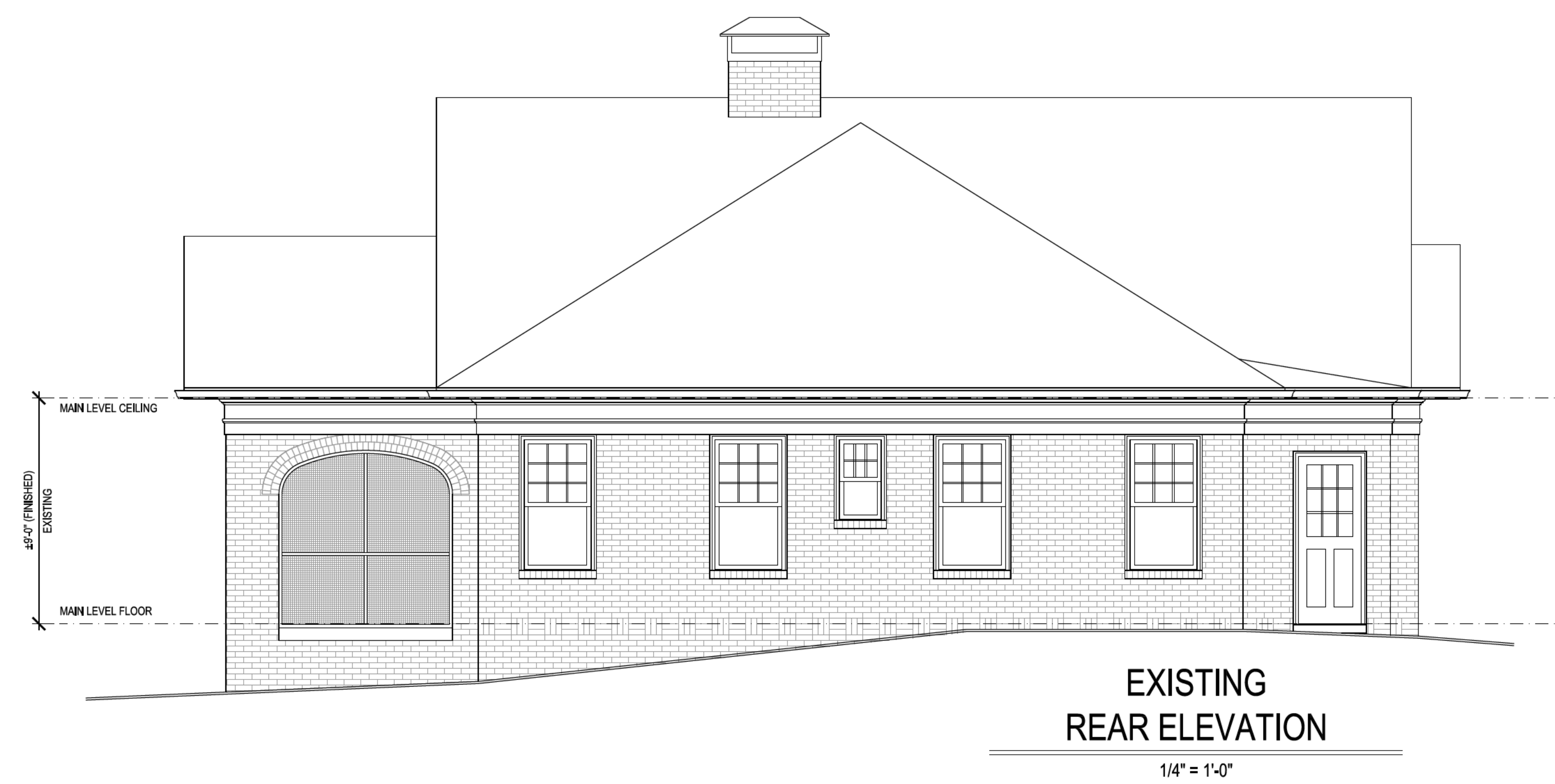
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Title RIGHT ELEVATIONS	
Scale 1/4" = 1'-0"	
Drawn APS	Checked
Date 04-15-2026	Sheet no. A-4
Project no. 1648RW	



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



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

1648 Ridgewood Dr NE
Atlanta, Georgia 30307 (unincorporated Dekalb)
Owners: Jessica Hunt-Ralston and Chad Ralston

revisions

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Title REAR ELEVATIONS	
Scale 1/4" = 1'-0"	
drawn APS	checked
date 04-15-2026	sheet no. A-5
project no. 1648RW	

