

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer  
Lorraine Cochran-Johnson

Director  
Juliana A. Njoku

### Application for Certificate of Appropriateness

Date Submitted: 5/15/2026

Subject Property Address: 452 Ridgecrest Road

Property Parcel ID No: 15 238 02 001

Date(s) of Construction on all structures on the property: 2024  
(This information can be found in the DeKalb County property accessory and tax records database.)

Nature of Work (check all that apply):

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

Description of Work:

Near rear yard detached garage and driveway extension

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc.

**\*PLEASE REVIEW THE FILING GUIDELINES BEGINNING ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION.**

Owner  Agent  SEE ATTACHED  
Applicant/Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

To Be Completed by Staff: \_\_\_\_\_ Date Received: \_\_\_\_\_

**CERTIFICATE OF APPROPRIATENESS APPLICATION FEE:  
CURRENTLY NO FEE**

**DeKalb County does not require payment by wire transfer.  
Be aware of scammers and fraudulent emails.**

Chief Executive Officer

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Director

Lorraine Cochran-Johnson

Juliana Njoku

**Application for Certificate of Appropriateness**

Date submitted: 5/15/26 Date Received: \_\_\_\_\_

Address of Subject Property: 452 Ridgecrest Rd NE, Atlanta GA 30307

Applicant: Christine Brouthers E-Mail: \_\_\_\_\_

Applicant Mailing Address: \_\_\_\_\_

Applicant Phone: \_\_\_\_\_

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

\*\*\*\*\*

Owner(s): Christine Brouthers Email: \_\_\_\_\_

Owner(s): \_\_\_\_\_ Email: \_\_\_\_\_

Owner(s) Mailing Address: \_\_\_\_\_

Owner(s) Telephone Number: \_\_\_\_\_

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 2025

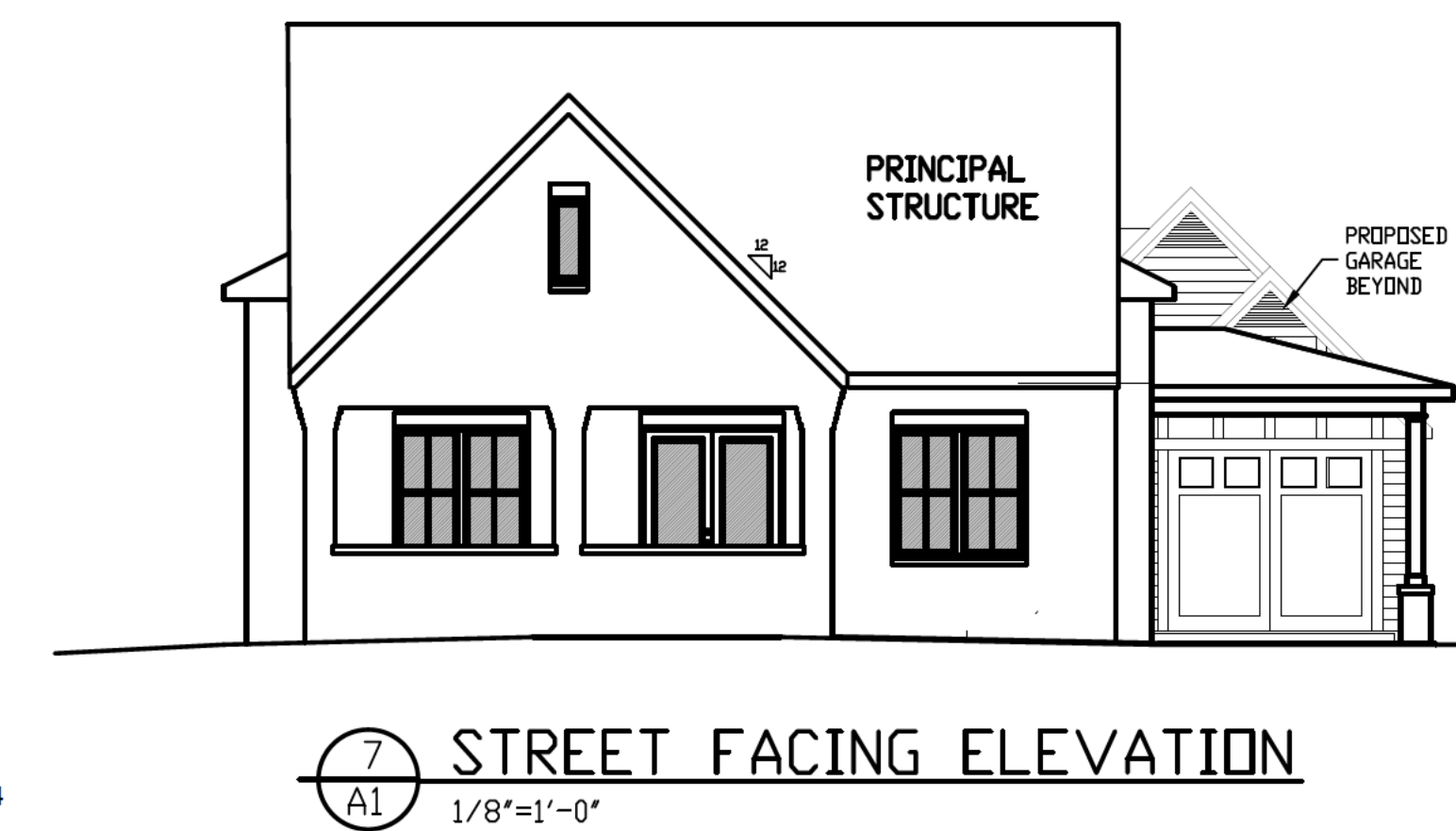
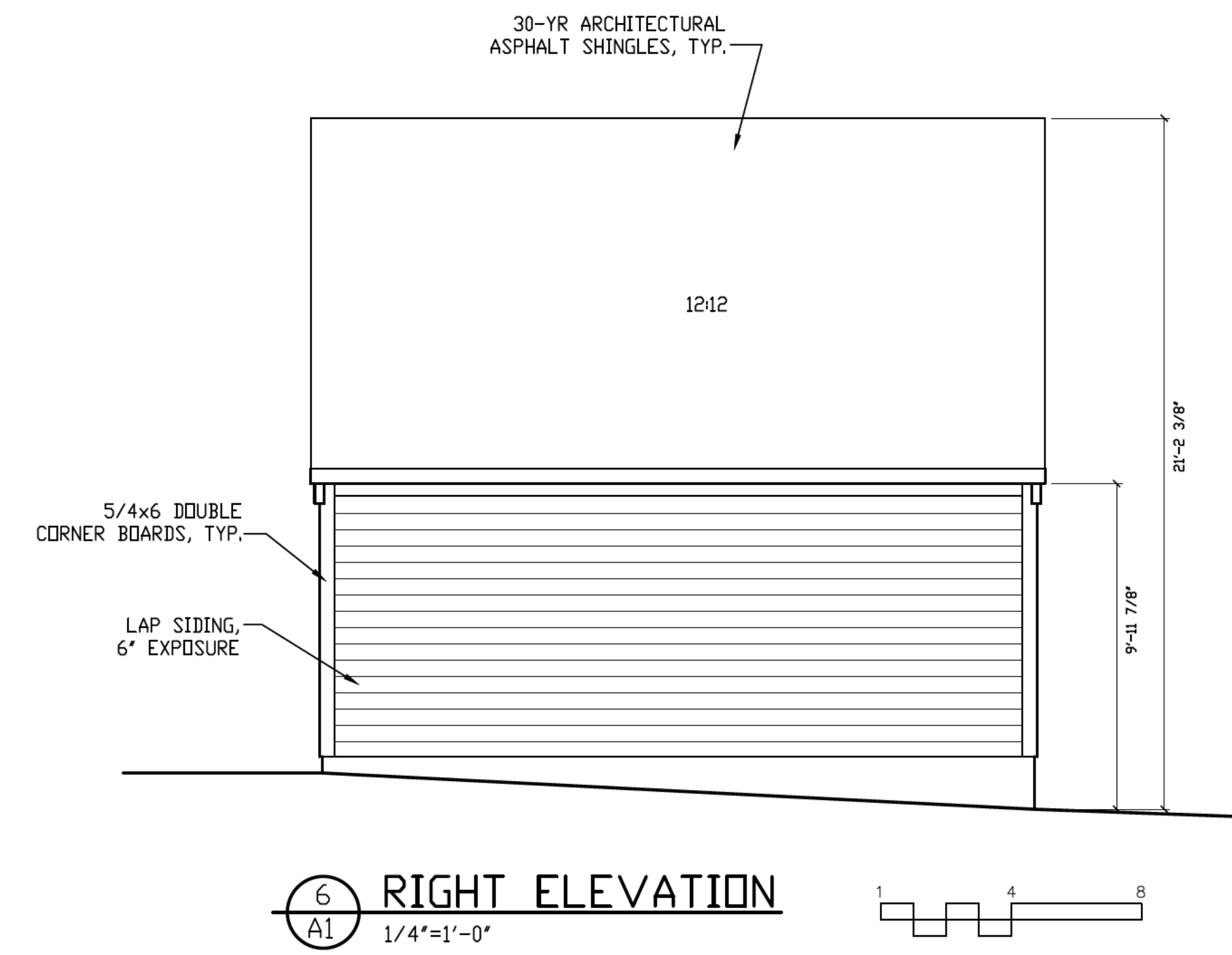
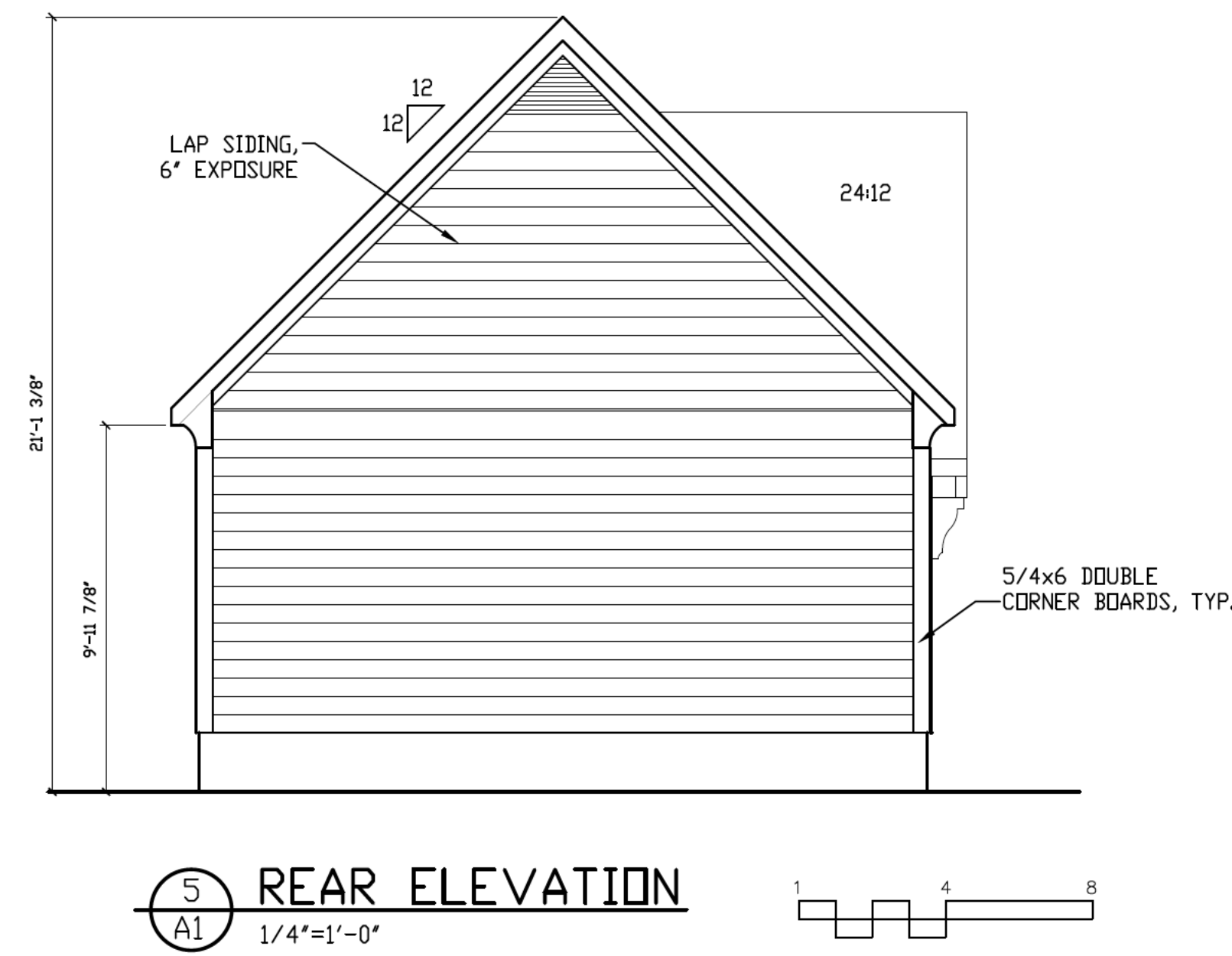
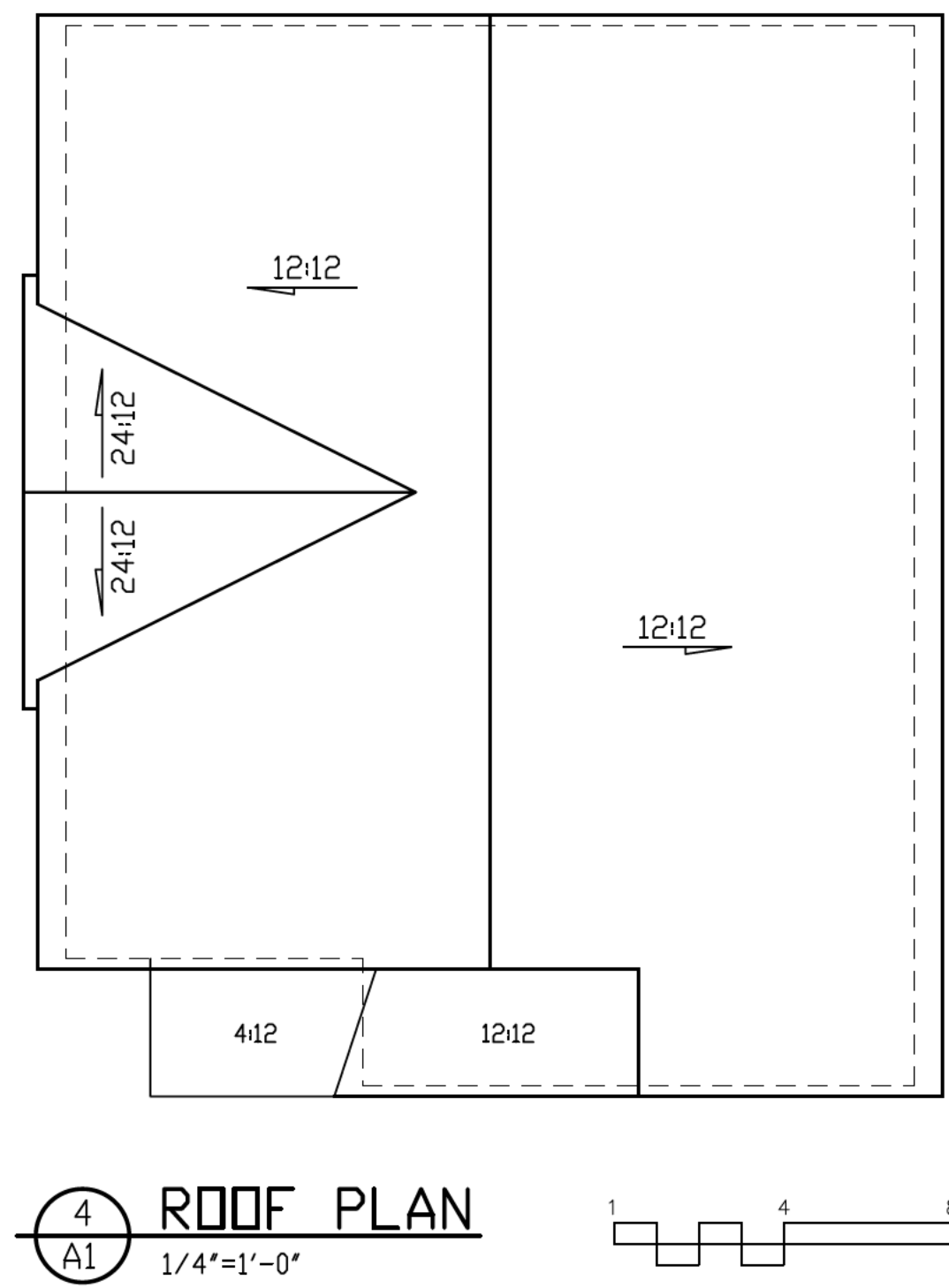
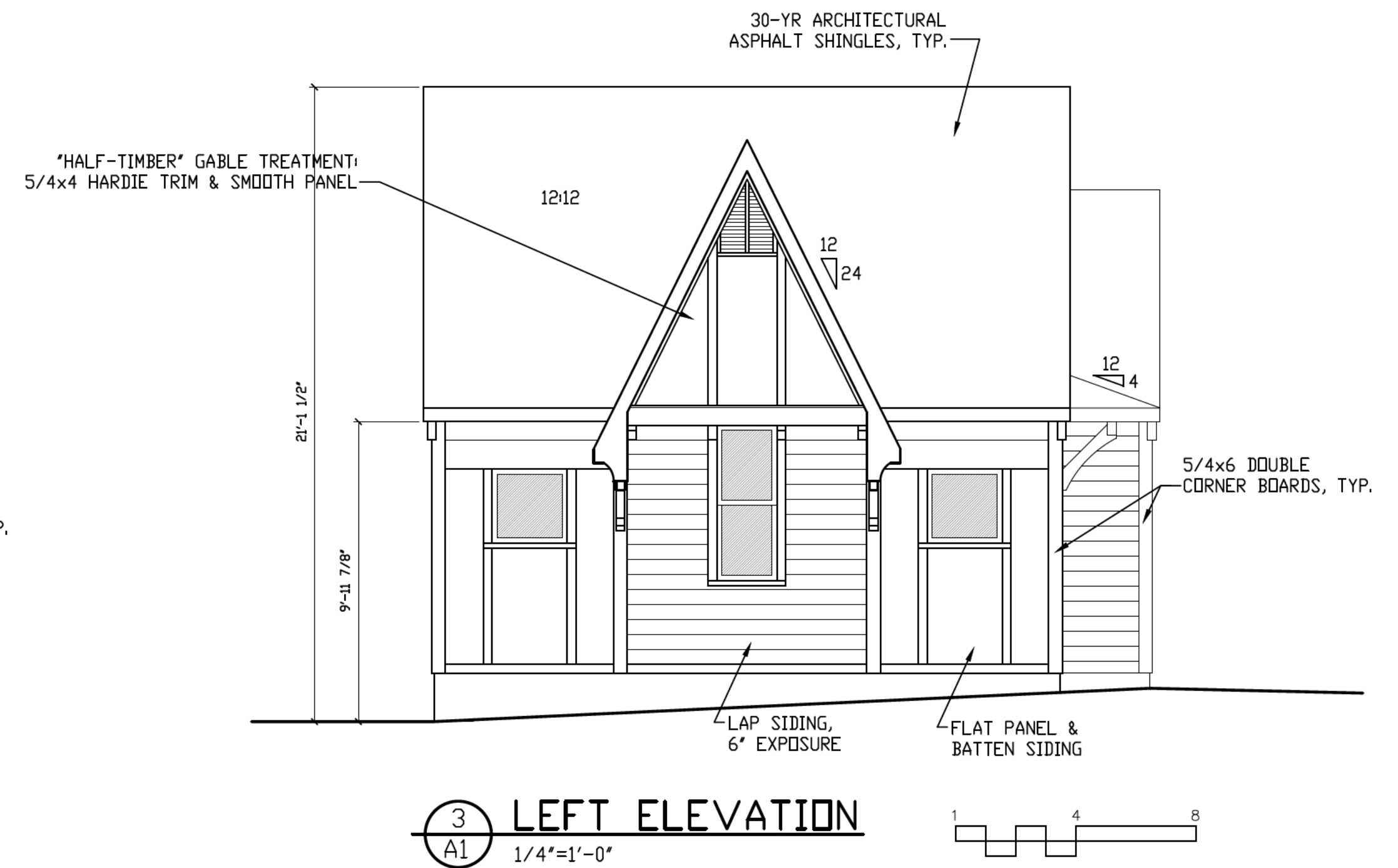
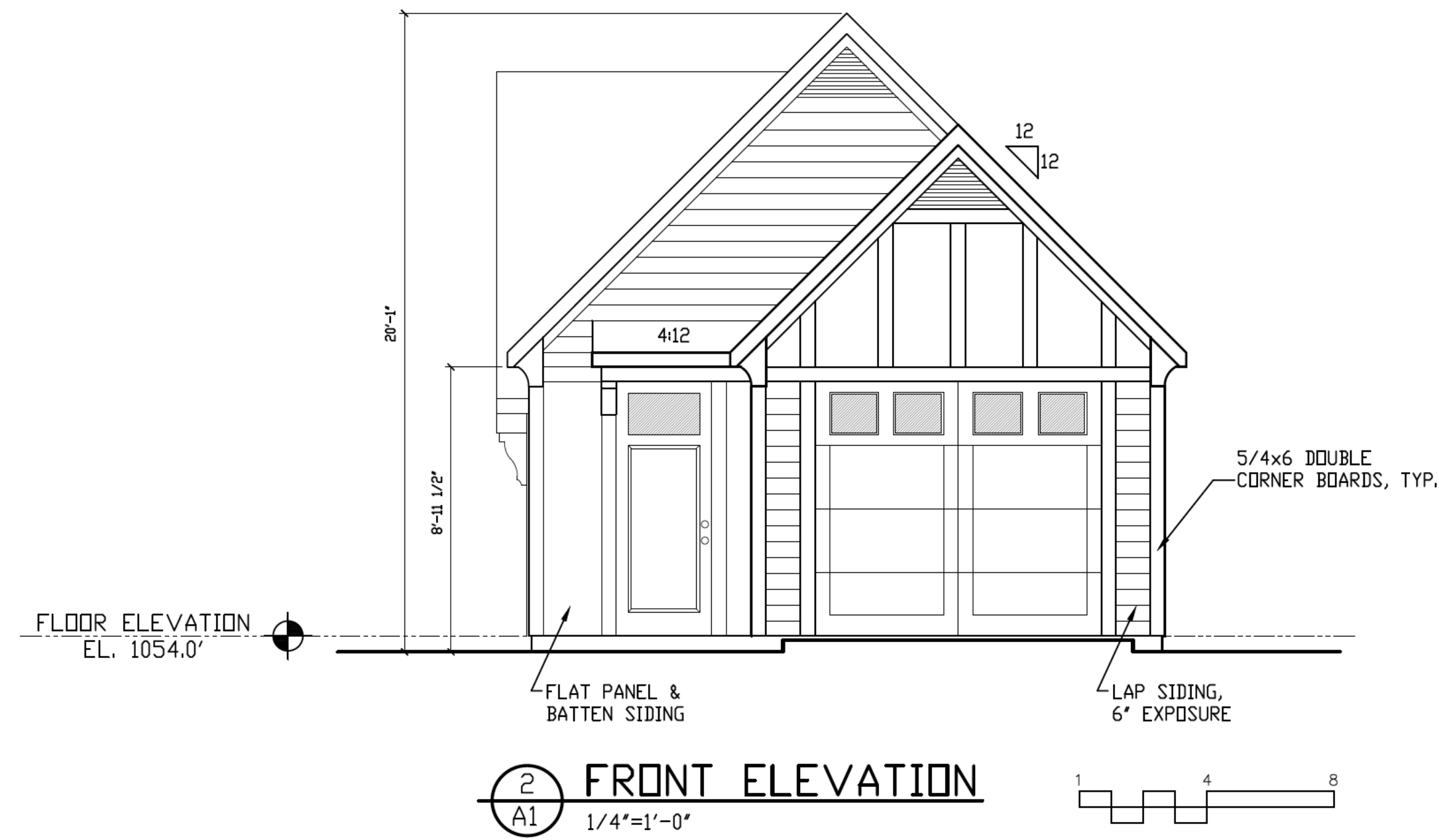
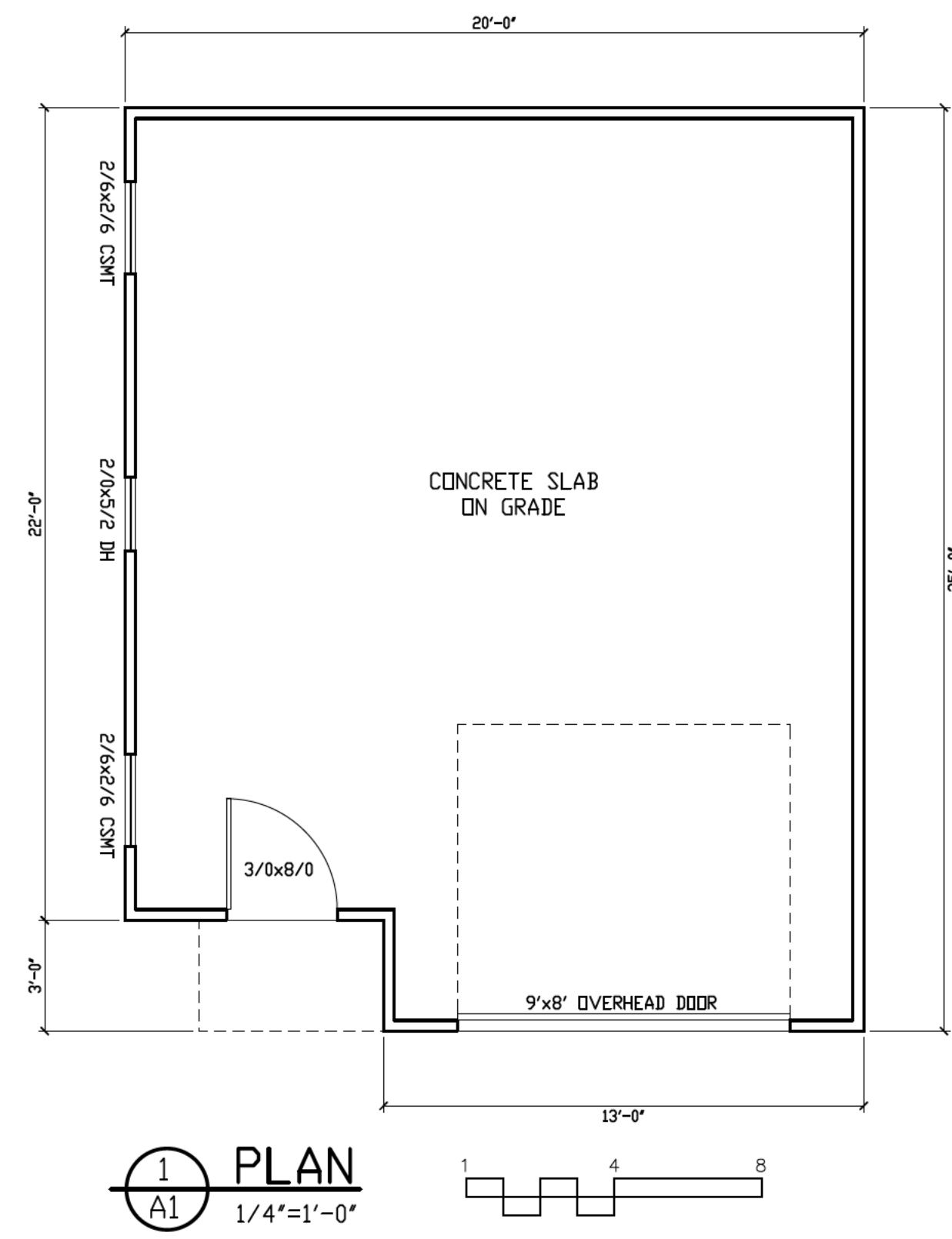
Nature of work (check all that apply):  
New construction  New Accessory Building  Other Building Changes   
Demolition  Landscaping  Other Environmental Changes   
Addition  Fence/Wall  Other   
Moving a Building  Sign Installation

Description of Work:

New rear yard detached garage and driveway extension.

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](mailto:plansustain@dekalbcountyga.gov) and [pvjennings@dekalbcountyga.gov](mailto:pvjennings@dekalbcountyga.gov). An incomplete application will not be accepted.

Signature of Applicant: 



REVISIONS

DESIGNER:  
**DimensionWorks Inc.**  
1575 OAKFIELD LN. ROSWELL, GA 30075  
404.697.0112 PH. 404.537.1801 FAX  
mail@dimensionworks.com

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NEW ACCESSORY STRUCTURE  
**DETACHED GARAGE**  
452 RIDGECREST RD NE, ATLANTA GA 30307  
**PLANS & ELEVATIONS**

Drawn By: JS  
Date: 05/01/2026  
Project: 2604\_RIDGECREST GARAGE

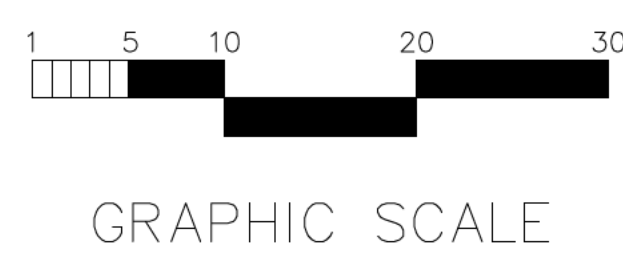
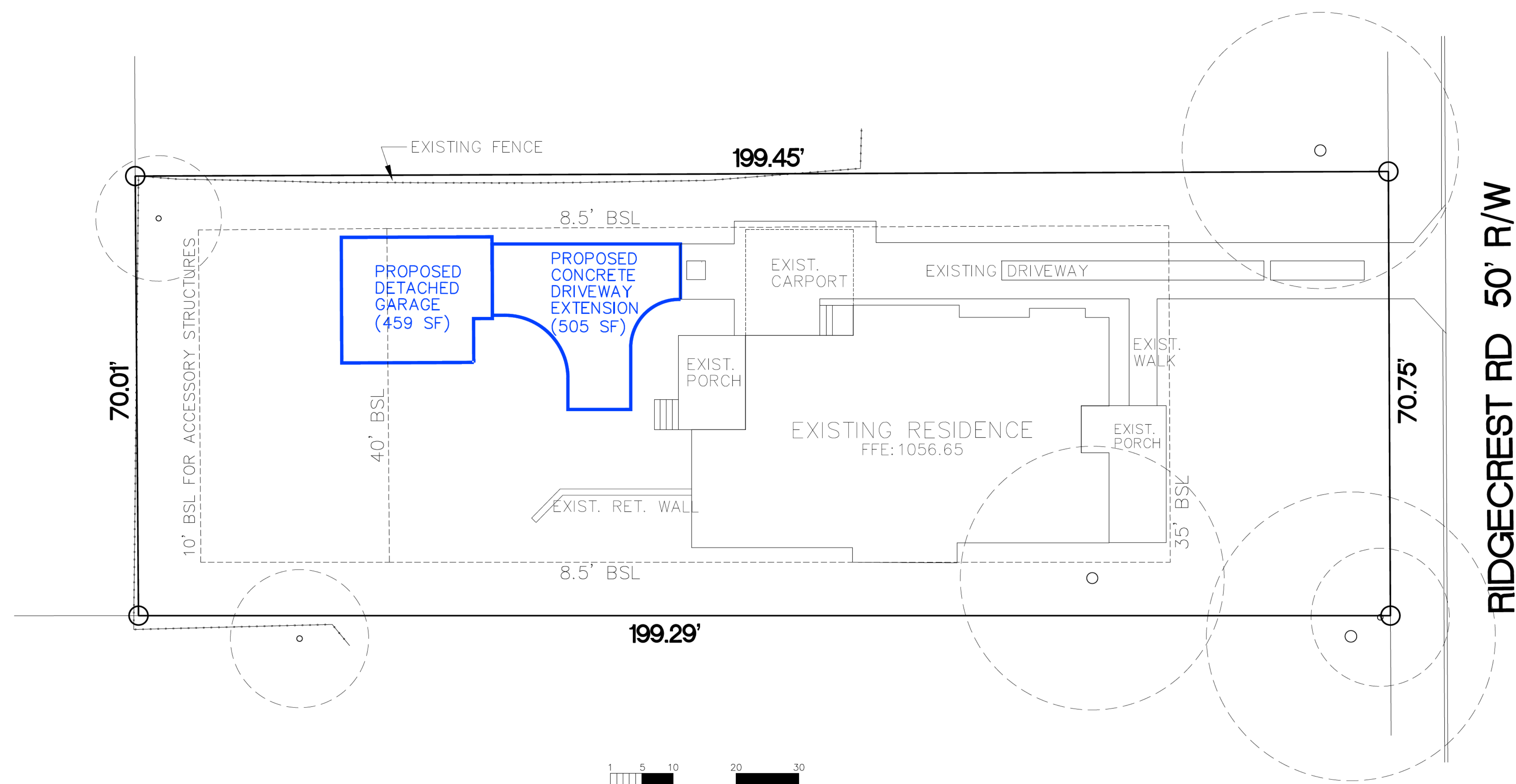
SHEET

**A1**

Final construction may deviate from these plans due to site conditions, engineering, building code requirements, construction methods or component availability. Field modifications are to be approved by the owner and/or designer.

APPLICABLE CONSTRUCTION CODES:

International Building Code, 2024 Edition, with Georgia Amendments; International Residential Code, 2024 Edition, with Georgia Amendments; International Fire Code, 2024 Edition, with Georgia Amendments; International Plumbing Code, 2024 Edition, with Georgia Amendments; International Mechanical Code, 2024 Edition, with Georgia Amendments; International Fuel Gas Code, 2024 Edition, with Georgia Amendments; National Electric Code, 2018 Edition, with NO Georgia Amendments; International Energy Conservation Code, 2024 Edition, with Georgia Supplements & Amendments; International Swimming Pool & Spa Code, 2024 Edition, with Georgia Amendments



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Final construction may deviate from these plans due to site conditions, engineering, building code requirements, construction methods or component availability. Field modifications are to be approved by the owner and/or designer.

REVISIONS

DESIGNER:  
**DimensionWorks Inc.**  
 1575 OAKFIELD LN, ROSWELL, GA 30075  
 404.937.0112 PH, 404.937.1901 FAX  
 mail@dimensionworks.com

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NEW ACCESSORY STRUCTURE  
**DETACHED GARAGE**  
 462 RIDGECREST RD NE, ATLANTA GA 30307

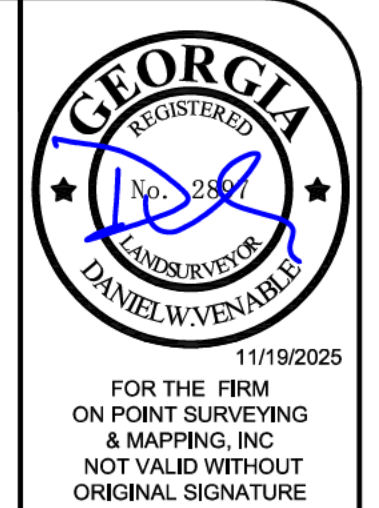
**SITE PLAN**

Drawn By: JS  
 Date: 05/01/2026  
 Project: 2604\_RIDGECREST GARAGE

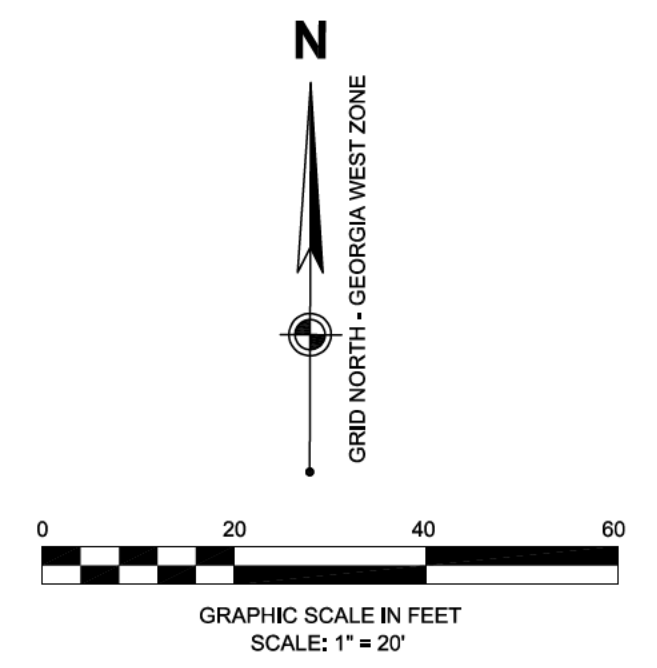
SHEET

**SP-1**

- LEGEND:
- PROPERTY CORNER FOUND (AS NOTED)
  - SET LSF#1249
  - CALCULATED POINT
  - ▲ FIRE HYDRANT
  - ⊠ WATER METER
  - ⊠ WATER VALVE
  - ⊠ IRRIGATION VALVE
  - ⊠ UTILITY POLE
  - CUY WIRE
  - ⊠ POWER METER
  - ⊠ TRANSFORMER
  - ⊠ AIR CONDITIONING UNIT
  - ⊠ POOL EQUIPMENT
  - ⊠ MAIL BOX
  - ⊠ LIGHT POLE
  - ⊠ UTILITY/LIGHT POLE
  - ⊠ MANHOLE
  - CLEAN OUT
  - ⊠ GAS METER
  - ⊠ GAS VALVE
  - ⊠ CABLE BOX
  - ⊠ TELEPHONE BOX
  - ⊠ DRAIN INLET
  - SIGN
  - X — FENCE LINE
  - BSL BUILDING SETBACK LINE
  - CB CATCH BASIN
  - CL CENTERLINE
  - CONC. CONCRETE
  - CP CONCRETE PAD
  - DB DEED BOOK
  - EOP EDGE OF PAVEMENT
  - IE INVERT ELEVATION
  - N/F NOW OR FORMERLY
  - P PORCH
  - PB PLAT BOOK
  - PG PAGE
  - R/W RIGHT-OF-WAY
  - S STEPS
  - SQ. FT. SQUARE FEET
  - SW CONCRETE WALK WAY
  - EOC EDGE OF CONCRETE
  - FFE FINISHED FLOOR ELEVATION
  - GFE GARAGE FLOOR ELEVATION
  - BW BOTTOM WALL
  - TW TOP OF WALL



DATE	11/19/2025
REVISION	COUNTY COMMENTS
PROJECT NO.	22-576
DATE	10/16/2025
DRAWING NO.	22-576-01
DWG. JOB	
CHK. DWG	

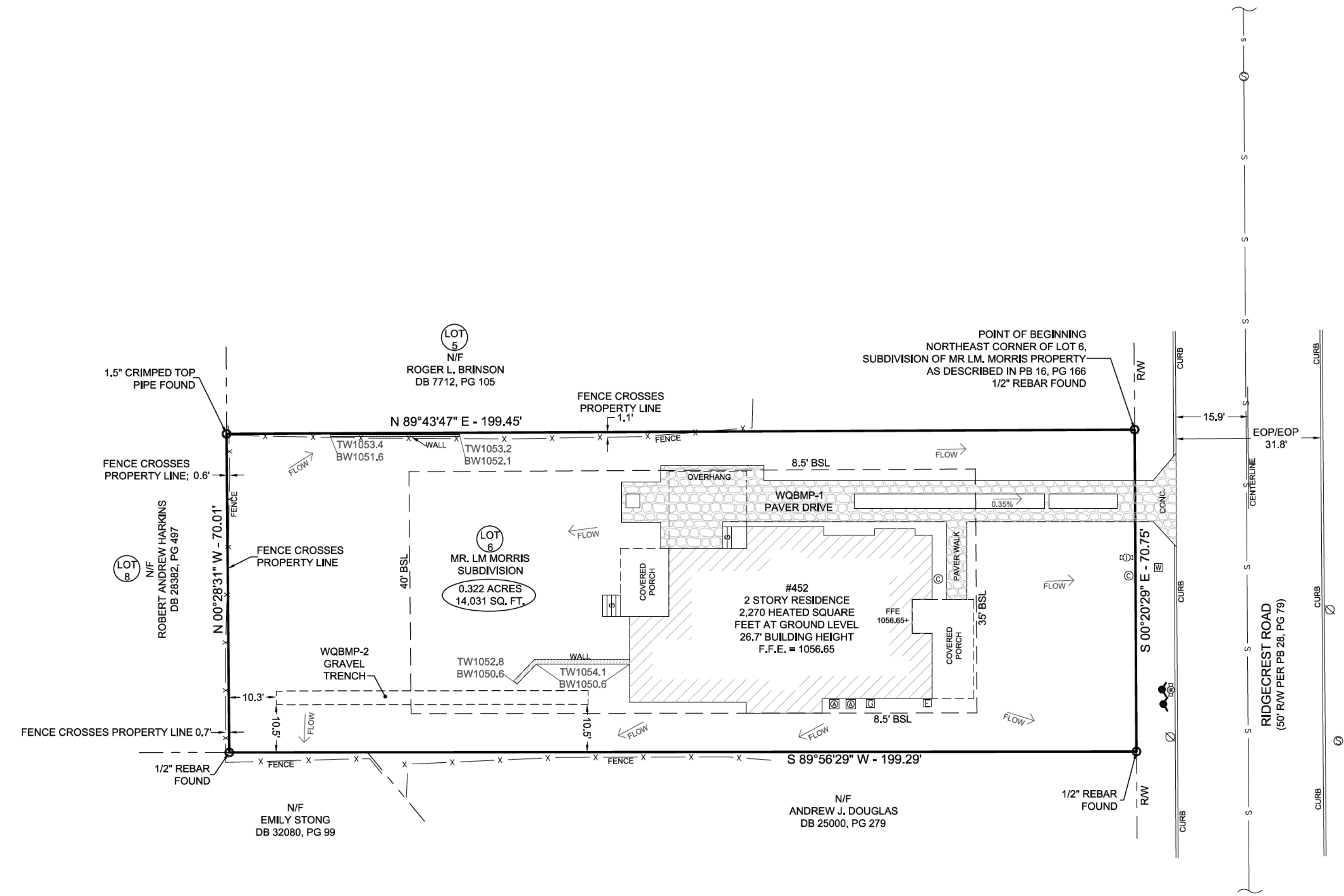


\*\*\* SEE NOTE 13 \*\*\*

PROPERTY ZONED R-85	LOT COVERAGE
SET BACK REQUIRED:	MAX LOT COVERAGE = 35%
FRONT YARD SETBACK = 35'	ACTUAL LOT COVERAGE = 27.1%
SIDE YARD SETBACK = 8.5'	
REAR YARD SETBACK = 40'	

\*\*\* SEE NOTE 13 \*\*\*

EXISTING IMPERVIOUS AREA	
IMPERVIOUS SURFACE	SQUARE FEET
BUILDING	2270
PORCH	391
PAVERS	1060
WALLS	38
STEPS & LANDINGS	44
<b>TOTAL</b>	<b>3,803 / 27.1%</b>



- SURVEY NOTES:
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
  - © COPYRIGHT 2025 - ON POINT SURVEYING & MAPPING, INC. THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.
  - TOTAL AREA = 0.322 ACRES / 14,031 SQUARE FEET.
  - BOUNDARY REFERENCES: DEED BOOK 7829, PAGE 386 AND PLAT BOOK 16, PAGE 166.
  - LAST DATE OF FIELD WORK PERFORMED ON: 10/02/2025.
  - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 189,545 FEET.
  - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 40,568 FEET, AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
  - THE SURVEY WORK COMPLETED WAS PERFORMED WITH A GEO MAX ZOOM 90 ROBOTIC TOTAL STATION.
  - THIS SURVEY WAS PERFORMED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
  - THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
  - ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD83 DATUM, USING GEOID 2012A, HORIZONTAL DATUM IS BASED UPON NAD83, 2011 ADJUSTMENT, GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.
  - BUFFERS SHOWN HEREON IF ANY AS MEASURED FROM THE CREEKS WRESTED VEGETATION, THE EXISTENCE, SIZE AND LOCATION OF SAID BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL MUNICIPALITY.
  - ZONING AND BUILDING SETBACKS SHOWN HEREON AS TAKEN FROM PUBLIC RECORDS AND SHOULD BE VERIFIED PRIOR TO PLANNING OR CONSTRUCTION, NO ZONING REPORT WAS PROVIDED BY THE CLIENT AT THE TIME OF SURVEY.
  - THE UNDERGROUND STORM WATER LOCATIONS SHOWN HEREON AS PROVIDED BY THE CLIENT AND WAS NOT ASSESSABLE DURING THE COURSE OF THE AS-BUILT SURVEY.

FLOOD INFORMATION:  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13089C2004K, WHICH BEARS AN EFFECTIVE DATE OF 07/13/2018 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**AS-BUILT SURVEY**  
 PREPARED FOR: THE DERNEHL COMPANY  
 SITE ADDRESS: 452 RIDGECREST ROAD, ATLANTA, GA 30307  
 LOT 6, MR. L.M. MORRIS SUBDIVISION,  
 LAND LOT 237, 15TH DISTRICT,  
 DEKALB COUNTY, GEORGIA

