

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Application for Certificate of Appropriateness

Date Submitted: May 15, 2026

APPLICANT/OWNER: Tiffany Barcik

Subject Property Address: 1169 Lullwater Road, Atlanta, Georgia 30307

Property Parcel ID No: 18 003 01 002

Date(s) of Construction on all structures on the property: 2007
(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 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 checked="" 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: _____

An existing accessory structure will have a rear addition and a front porch added as well as an interior renova

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

[Signature]
Applicant/Owner Signature

5/15/26

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.



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: David DeFrancis

being owner(s) of the property at: 1169 Lullwater Road NE

hereby delegate authority to: Tiffany Barak

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

Signature of Owner(s):

Date: 9/27/25

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 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 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.

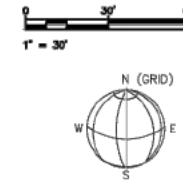
If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

GENERAL NOTES:
 1. This Plot has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plot.
 2. This plot is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3. Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 4. No Geodetic monuments were found within 500 feet of this site.
 5. This Plot has been prepared for the exclusive use of the person(s) or entities named hereon.

PLAT NOTES:
 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.
 RECORDED INFORMATION 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 Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-4-67.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIZE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXEMPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

ZONING NOTE:
 BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.
 NOTE: BUILDING TIES SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION WITHOUT VERIFICATION



LEGEND

- MH MANHOLE
- JJB JUNCTION BOX
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- CC CLEANOUT
- EM ELECTRIC METER
- AC AIR CONDITIONING UNIT
- TELEPHONE BOX
- ICV IRRIGATION CONTROL VALVE
- ICV IRRIGATION CONTROL VALVE
- LP LIGHT POLE
- HARDWOOD
- PIPE
- BENCHMARK
- CONCRETE PAD
- ASPHALT
- STONE
- GRAVEL
- POC POINT OF COMMENCEMENT
- PDB POINT OF BEGINNING
- EDP EDGE OF PAVEMENT
- CSB CURB BACK OF CURB
- BSL BUILDING SETBACK LINE (PRIMARY)
- FFE FINISHED FLOOR ELEVATION
- LLL LAND LOT LINE
- PP POWER POLE
- GW GUIDE WIRE
- R/W RIGHT OF WAY
- CP COVERED PORCH
- IPF IRON PIN FOUND
- IPS 1/2" IRON SET
- SW SIDE WALK
- ROLLBAR
- OHP OVERHEAD POWER
- UP UNDERGROUND POWER
- GAS- GAS UNDERGROUND GAS
- LW- UNDERGROUND WATER
- UT- UNDERGROUND TELEPHONE
- S- UNDERGROUND SEWER
- FH FIRE HYDRANT
- FDC FIRE DEPT. CONNECTION
- CB CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- SWCB SINGLE WING CATCH BASIN
- BENCHMARK

(M) MEASURED
 (D) DEED

- TREE SYMBOLS**
 X = DIAMETER IN INCHES
- OAK
 - HARDWOOD
 - MAGNOLIA
 - CEDAR
 - HOLLY
 - PALM
 - SWEETGUM



PREPARED BY:
 DEKALB SURVEYS, INC.
 407 WEST PONCE DE LEON AVENUE
 SUITE B
 DECATUR, GEORGIA 30030
 404.373.9003

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REFERENCE: DEED BOOK 25560 PG 217

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 130803022K EFFECTIVE DATE 8/15/2018

SURVEY DATA:
 TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 28560 PG 217
 PROPERTY OWNER AT TIME OF SURVEY: DAVID PAUL DEFRANCIS
 PARCEL NUMBER: 18-003-01-002

THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83(2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVOD88). THE SOURCE OF VERTICAL DATUM IS THE TRIMBLE CORS NETWORK

TOTAL AREA: 47,367 SQ FT, 1.09 AC
 CALCULATED PLAT CLOSURE: 1:148,109

FIELD DATA:
 DATE OF FIELD SURVEY 12-19-2025

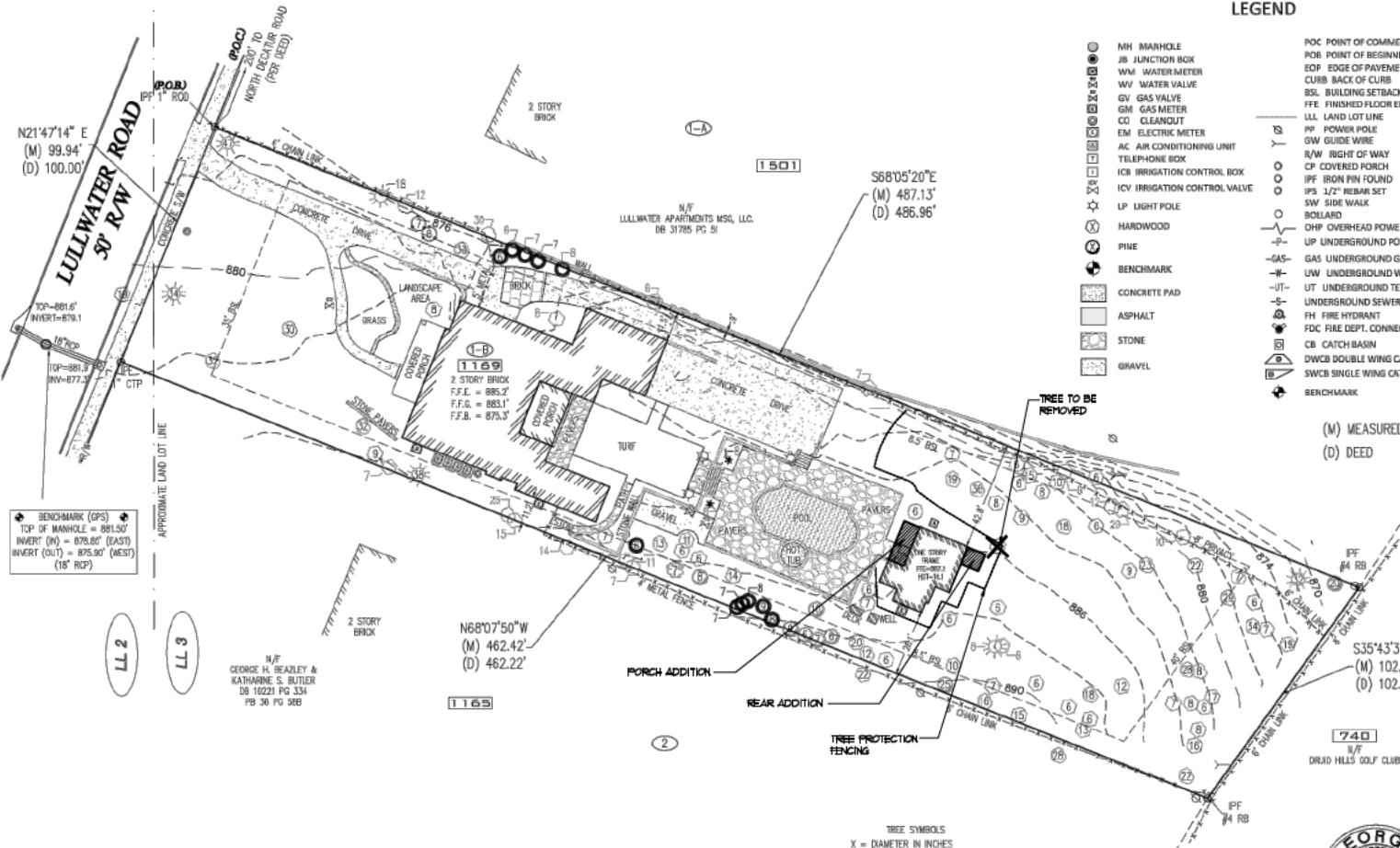
EQUIPMENT USED:
 TRIMBLE S5 ROBOTIC TOTAL STATION
 TRIMBLE R2 GPS RECEIVER

1169 LULLWATER ROAD	
ZONING:	R-85
MAIN HOUSE:	4,256 S.F.
MAIN HOUSE PORCH:	325 S.F.
MAIN HOUSE BACK PORCH:	303 S.F.
GUEST HOUSE:	624 S.F.
GUEST HOUSE PORCH:	30 S.F.
DRIVEWAY:	4,373 S.F.
PAVERS:	2,373 S.F.
STONE/GRAVEL:	538 S.F.
STONE WALL:	302 S.F.
TURF:	2,085 S.F.
POOL:	702 S.F.
HOT TUB:	70 S.F.
CONCRETE PAD:	77 S.F.
CONCRETE STEPS:	76 S.F.
STONE PAVERS:	24 S.F.
DECK:	13 S.F.
WELL:	12 S.F.
IMPERVIOUS TOTAL:	15,550 S.F.
LOT AREA:	47,367 S.F.
LOT COVERAGE (%) :	32.8

BOUNDARY, TREE AND TOPOGRAPHIC SURVEY FOR MOON BROS.
 LOT 1-B, BLOCK 41, DRUID HILLS SUBDIVISION

1169 LULLWATER ROAD
 DEKALB COUNTY, GEORGIA
 LAND LOTS 2 & 3, DIST 18
 DATE: DECEMBER 22, 2025

BUILDING HEIGHT SHOWN IS MEASURED FROM THE MEAN FINISHED GROUND LEVEL AT THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF



CONTACT INFORMATION



MOON BROS. INC.
 ARCHITECTS / CRAFTSMEN
 1662 McLENDON AVE. N.E.
 ATLANTA, GEORGIA 30307
 404.377.6006

SCOPE OF WORK

RENOVATE AND ADD TO AN EXISTING CONFORMING ACCESSORY STRUCTURE. REAR ADDITION AND FRONT PORCH TO BE ADDED AS WELL AS INTERIOR RENOVATIONS.

DRAWING INDEX

- COVER SHEET**
 EX1 Existing Plan and Elevations
 A1 Proposed Plans and Elevations

BUILDING CHARACTERISTICS

EXISTING CONDITIONED SF:	628
NEW CONDITIONED SF:	53
TOTAL SF (WITH NEW ADDITION):	681
NEW PORCH SF	116
(EXISTING STOOP TO BE REMOVED SF)	(47)



De Francis Accessory
 1169 Lullwater Road
 Atlanta, GA 30307

DE FRANCIS ACCESSORY

1169 Lullwater Road

Atlanta, GA 30307

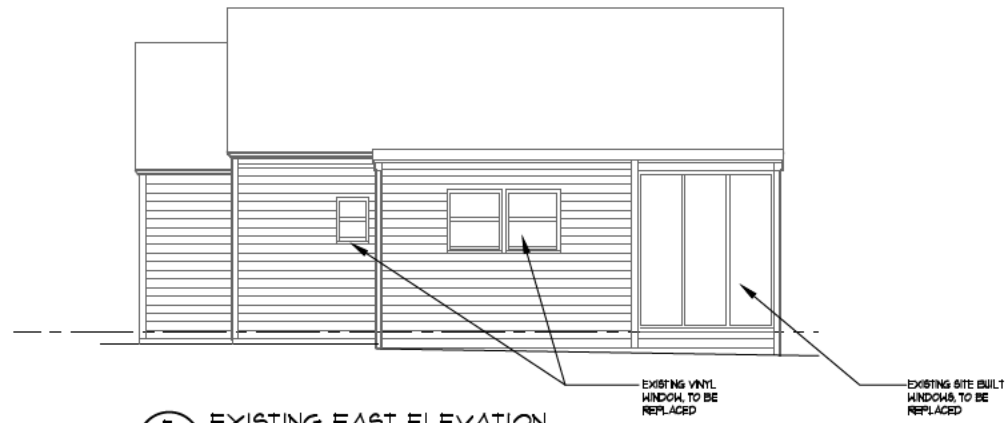


MOON BROS. INC.
 ARCHITECTS / CRAFTSMEN

ISSUED FOR CONSTRUCTION

REVISIONS	DATE	BY

COVER SHEET
 RELEASE DATE: May 15, 2026



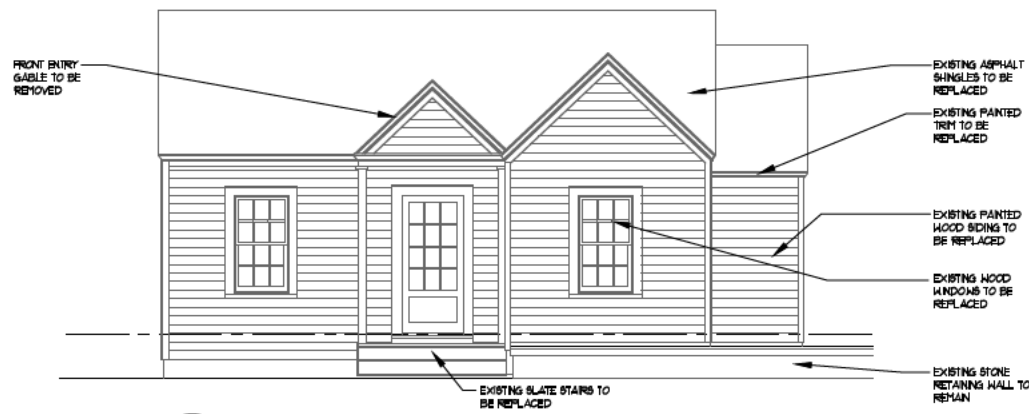
5 EXISTING EAST ELEVATION
EX1 SCALE: 1/4"=1'-0"



4 EXISTING SOUTH ELEVATION
EX1 SCALE: 1/4"=1'-0"

GENERAL NOTES

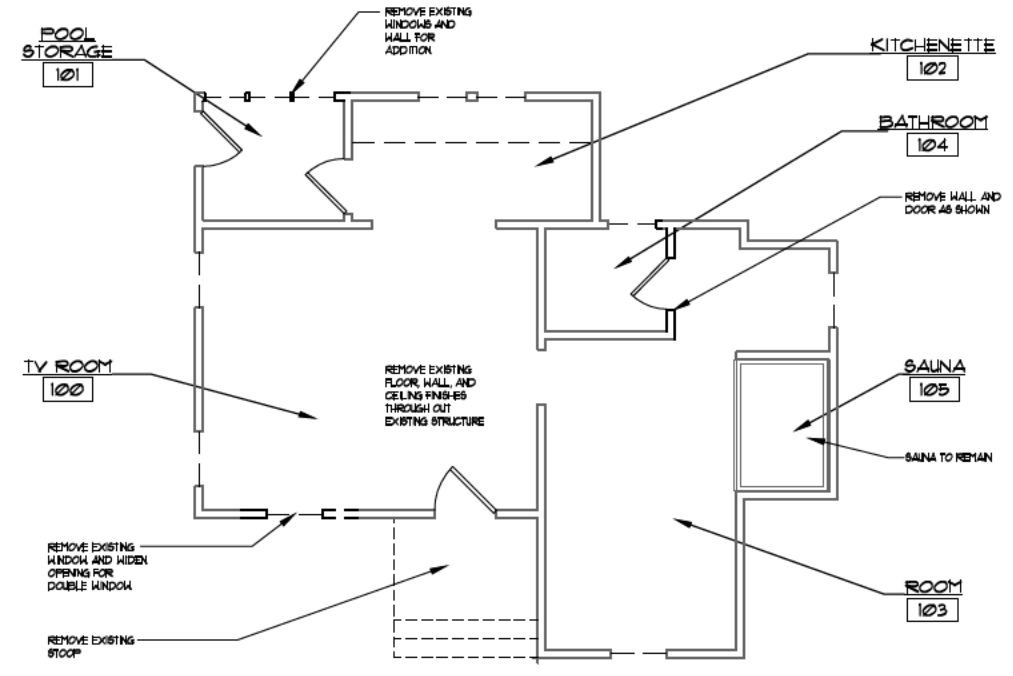
1. REPLACE ALL EXTERIOR SIDING, TRIM, WINDOWS, AND DOORS



3 EXISTING WEST ELEVATION
EX1 SCALE: 1/4"=1'-0"



2 EXISTING NORTH ELEVATION
EX1 SCALE: 1/4"=1'-0"



1 DEMOLITION PLAN
EX1 SCALE: 1/4"=1'-0"

MOON BROS. INC.
ARCHITECTS / CRAFTSMEN
1662 McLENDON AVE. N.E.
ATLANTA, GEORGIA 30307
404.377.6006

STATE OF GEORGIA
MARK JAY FOSHER
REGISTERED ARCHITECT

DeFrancis Accessor

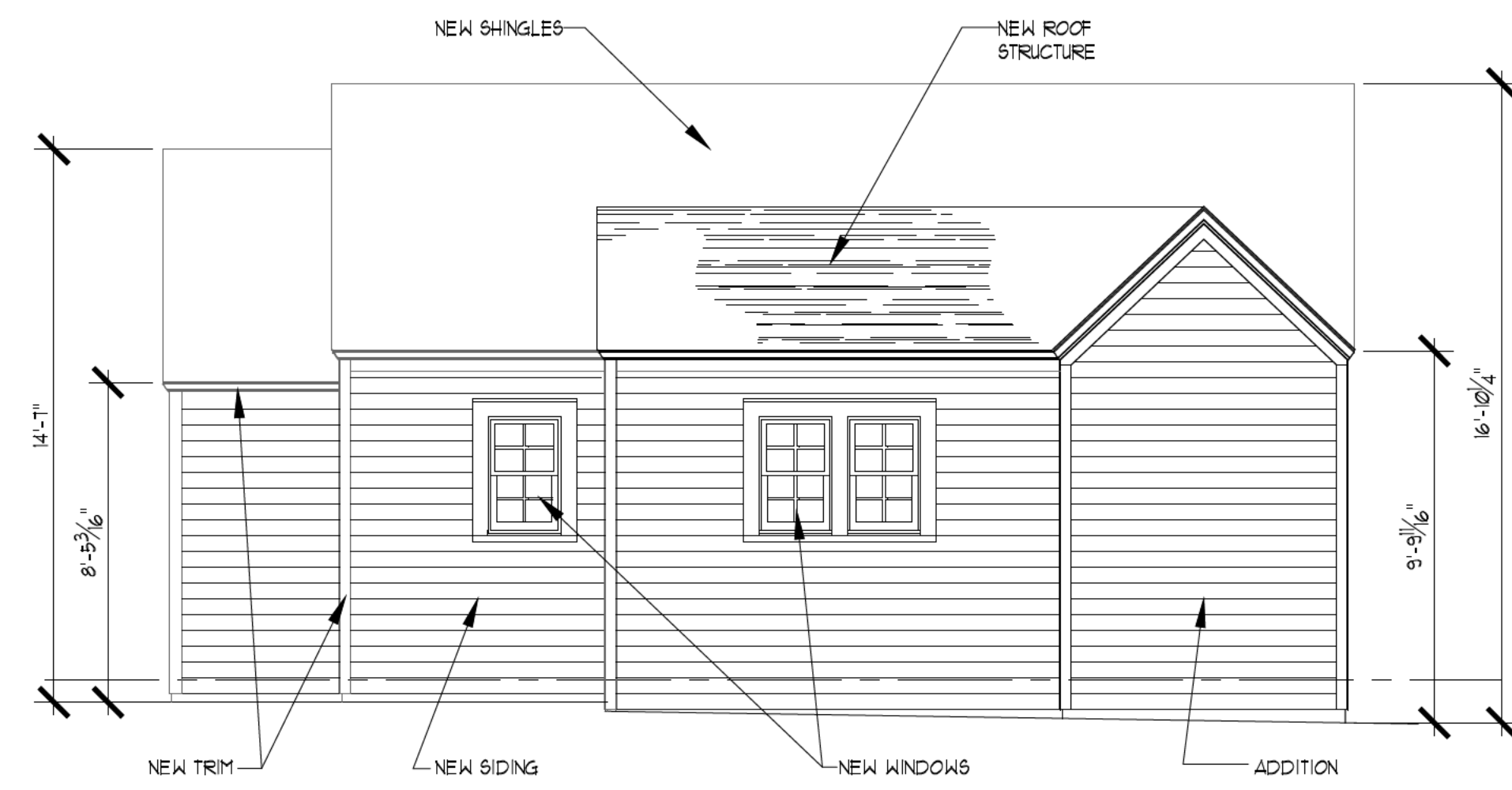
ISSUED FOR CONSTRUCTION

REVISIONS

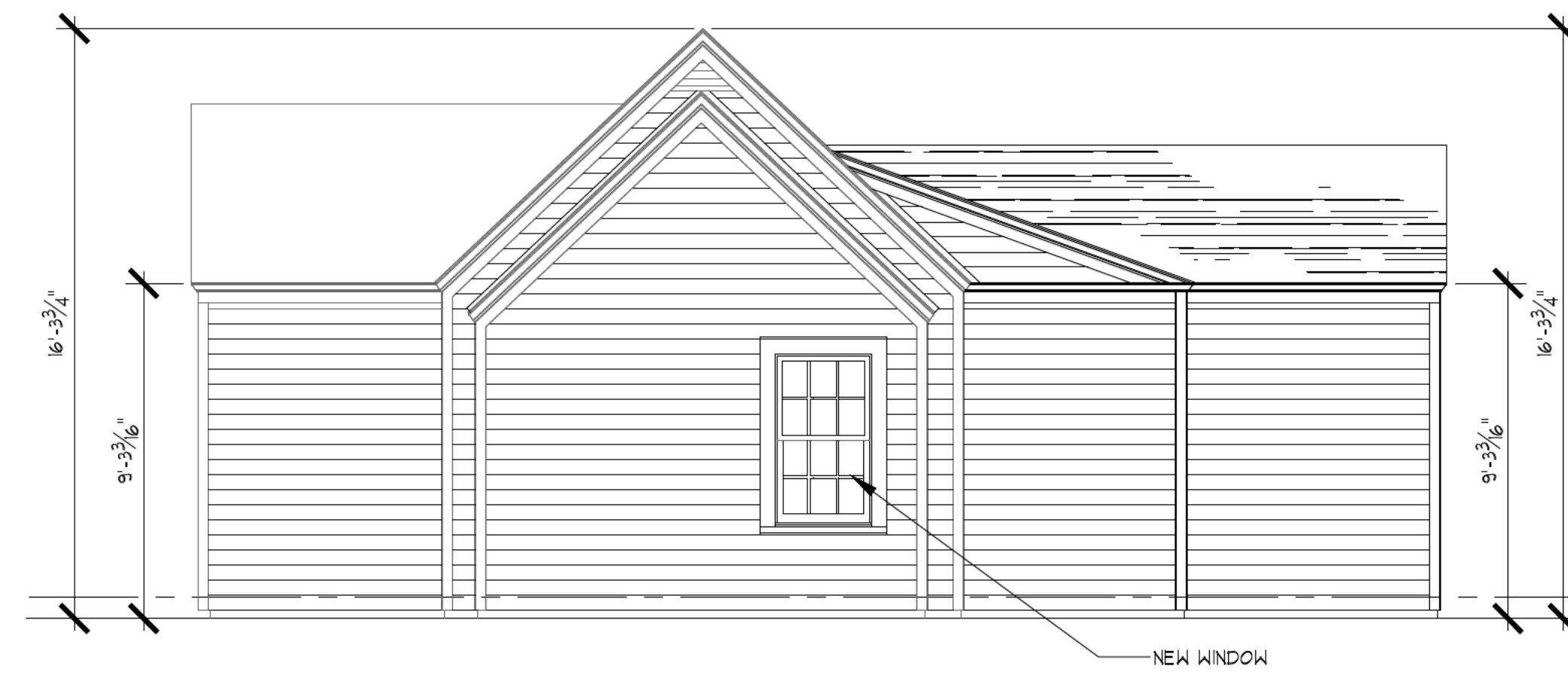
SHEET TITLE
Demo Plan and Existing Elevations

SHEET NO.
RELEASE DATE
May 15, 2026

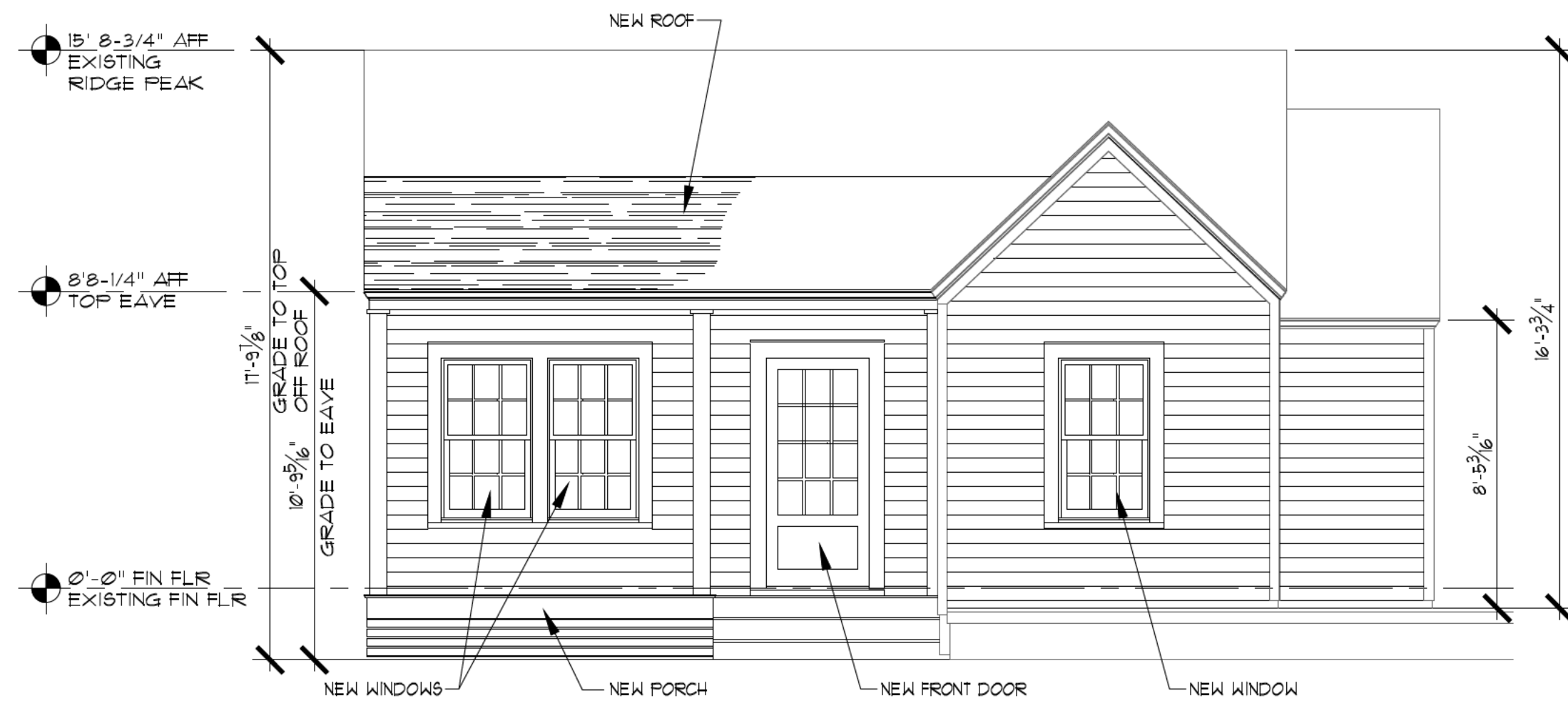
EX1



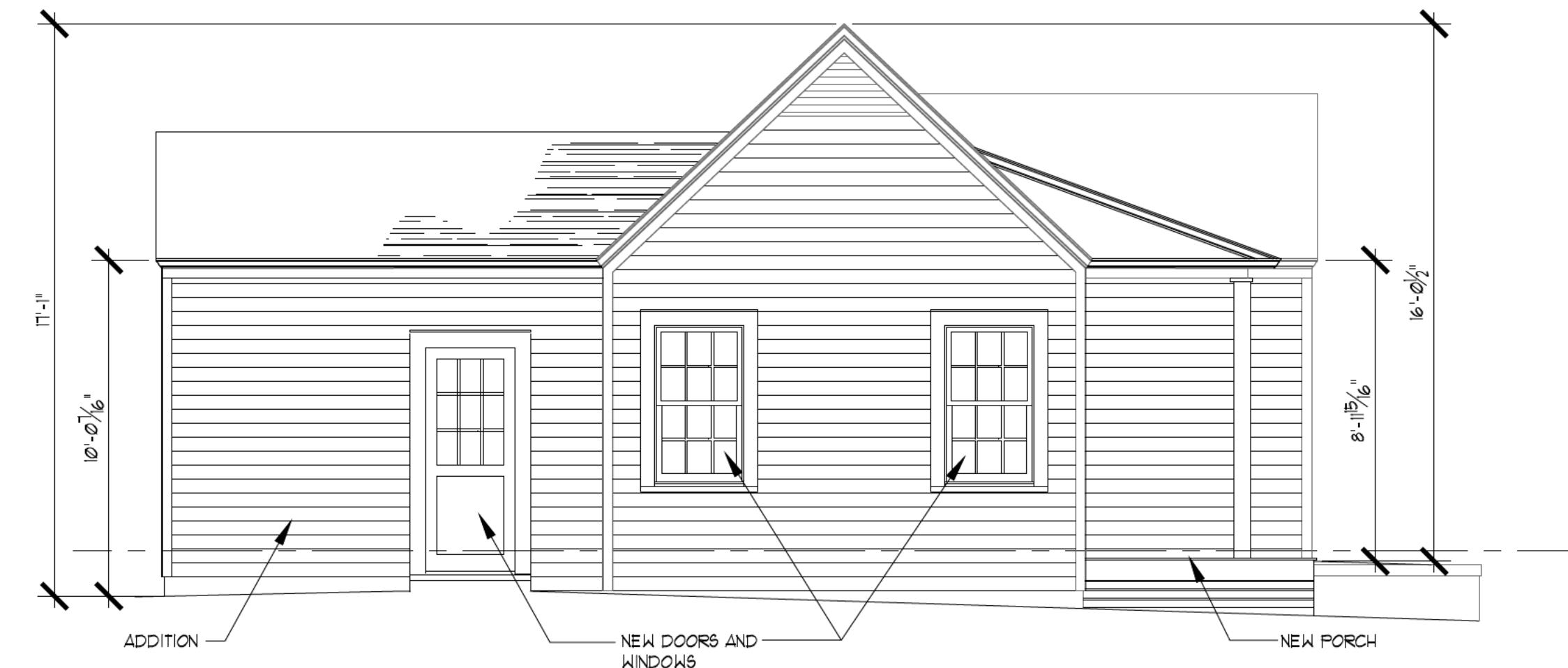
5 PROPOSED EAST ELEVATION
 A1 SCALE: 1/4"=1'-0"



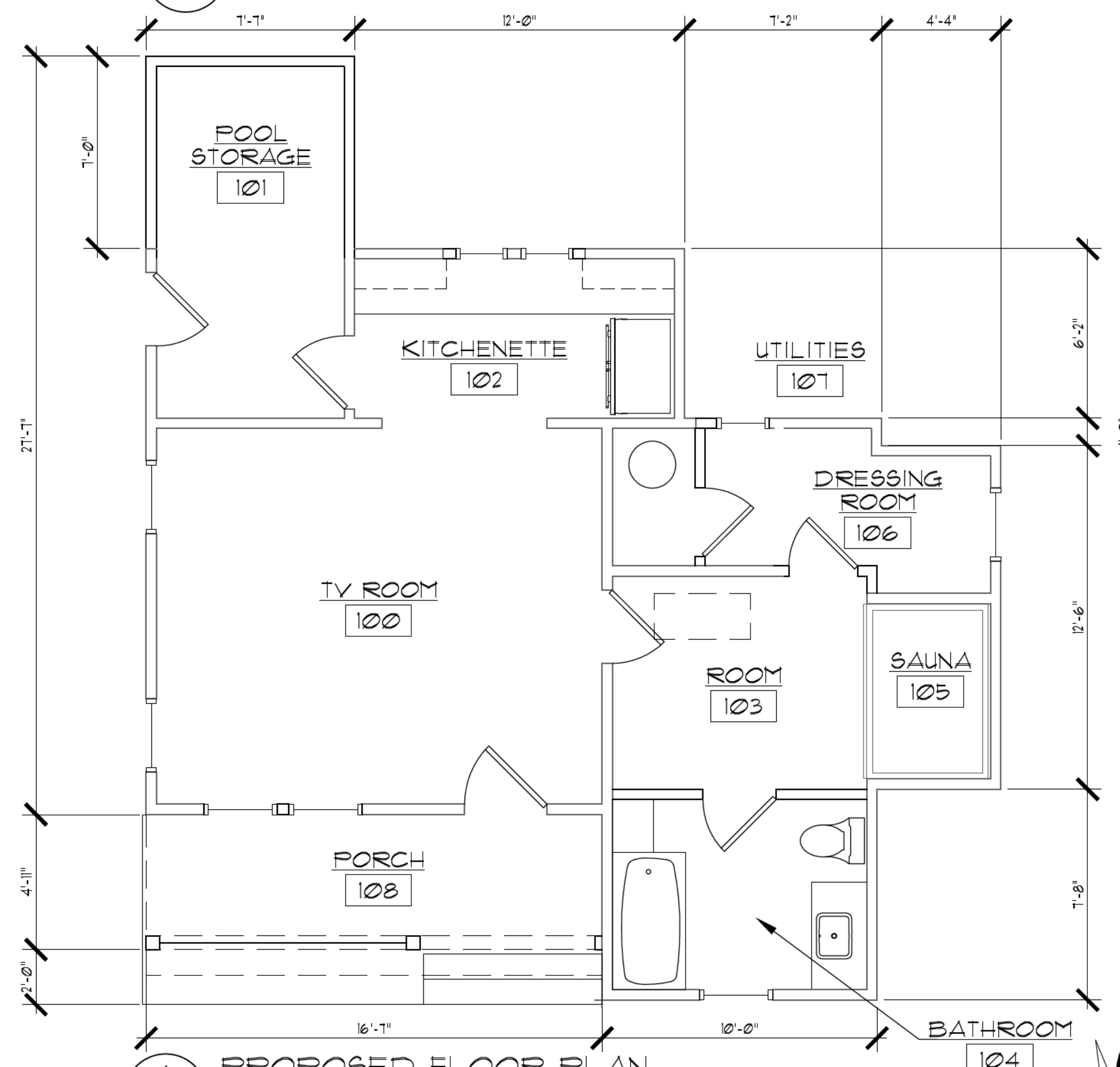
4 PROPOSED SOUTH ELEVATION
 A1 SCALE: 1/4"=1'-0"



3 PROPOSED WEST ELEVATION
 A1 SCALE: 1/4"=1'-0"



2 PROPOSED NORTH ELEVATION
 A1 SCALE: 1/4"=1'-0"



1 PROPOSED FLOOR PLAN
 A1 SCALE: 1/4"=1'-0"

GENERAL NOTES

1. NO NEW CONSTRUCTION TO EXCEED EXISTING BUILDING HEIGHTS
2. THERE IS NO VISIBILITY FROM THE PUBLIC RIGHT OF WAY TO THIS STRUCTURE.

EXTERIOR MATERIALS

CLADDING: NEW CEMENT BOARD SIDING TO MATCH EXISTING WOOD SIDING (5" EXPOSURE)

WINDOWS: NEW FIBERGLASS DOUBLE HUNG WINDOWS TO MATCH AS MUCH AS POSSIBLE EXISTING WOOD WINDOWS

DOORS: NEW FIBERGLASS COTTAGE DOORS TO MATCH AS MUCH AS POSSIBLE EXISTING WOOD/GLASS DOORS

TRIM: SYNTHETIC EXTERIOR TRIM TO MATCH AS MUCH AS POSSIBLE EXISTING WOOD TRIM

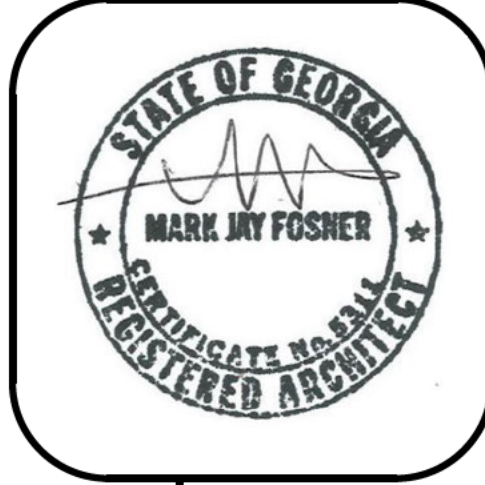
ROOF: ARCHITECTURAL ASPHALT SHINGLES TO MATCH EXISTING ROOF

PORCH COLUMNS: PAINTED TRIM COLUMNS

PORCH FLOOR: IPE WOOD FLOOR

PORCH BASE: IPE WOOD SLAT BASE

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 ARCHITECTS / CRAFTSMEN
 1662 McLENDON AVE. N.E.
 ATLANTA, GEORGIA 30307
 404.377.6006



De Francis

ISSUED FOR CONSTRUCTION

REVISIONS	SHEET TITLE
	Proposed Floor Plan and Elevations
	RELEASE DATE: May 15, 2026
	SHEET No. A1

De Francis Pool House

West (Front) Existing Elevation



North Existing Elevation



East (rear) Existing Elevation



South Existing Elevation



View from the Street (accessory structure not visible) – Main house

