

Chief Executive Officer

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Director

Lorraine Cochran-Johnson

Juliana Njoku

**Application for Certificate of Appropriateness**

Date submitted: 05-15-2026

Date Received: \_\_\_\_\_

Address of Subject Property: 1895 Edinburgh Terrace NE, Atlanta, GA 30307

Applicant: Rich Brasher E-Mail: \_\_\_\_\_

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

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

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

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Owner(s): \_\_\_\_\_ 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: 1945

Nature of work (check all that apply):

New construction	<input type="checkbox"/>	New Accessory Building	<input checked="" 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:

Two Items:  
1) Construct 9'-6"x10'-0" storage area as an extension to the rear of an existing 10'-2"x20'-0" garage.  
2) Replace three windows along rear facade of house with three doors to increase exterior access to the rear garden. Additionally, shift existing rear door from kitchen to rear yard so it is centered in the kitchen rather than to one side. New door location replaces a fourth existing window. Existing door location will be bricked with reclaimed brick and painted to match existing exterior. New doors will be the same width as existing windows.

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 [pviennings@dekalbcountyga.gov](mailto:pviennings@dekalbcountyga.gov). An incomplete application will not be accepted.**

Signature of Applicant: 

**FLOOD HAZARD STATEMENT**

I, H. E. ON THIS DATE (07/05/2024), EXAMINED THE FLOOD HAZARD MAP AND FOUND, IN MY OPINION, THE REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. PANEL 13089C00561, EFFECTIVE 08/15/2019

**PARCEL INFORMATION**

PROPERTY ADDRESS: 1895 EDINBURGH TERRACE  
ATLANTA, GA 30307

LOT AREA: 14,768 SQ. FT. OR 0.3380 ACRES

FRONT OF WAY: 30 FEET (PUBLIC)

**OWNER INFORMATION**

RICHARD C. BRASHER

**SURVEY NOTES**

- 1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
- 2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.
- 3.) THE FIELD DATE OF ORIGINAL SURVEY IS AUGUST 26, 2021.
- 4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS.
- 5.) NO OBSTACLES OBSERVED WHILE SURVEYING PROPERTY.
- 6.) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE INDESION OF ONE FOOT IN 3/16 30,000 FEET AND AN ANGULAR ERROR OF 1/16 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
- 7.) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3/16 150,000 FEET.
- 8.) NO GEODETIC MONUMENTS FOUND WITHIN 500 FEET OF THIS PROPERTY.
- 9.) EQUIPMENT USED: TOPCON GTS 225 TOTAL STATION.
- 10.) REFERENCE P.B. 12 PG. 112
- 11.) TAX ID # 052 10 030

**ZONING REGULATIONS:**

ZONING: R-7D

**BUILDING LINES:**

FRONT: 40 FEET (PER PLAT)  
REAR: 30 FEET (PER ZONING)  
SIDE: 7.5 FEET  
REAR: 40 FEET

MAX. BLDG HT - 35 FEET

MAX. LOT COVERAGE ALLOWED - 35%

**MINIMUMS COVER (SQ)**

DRIVEWAY 1,043  
GARAGE 203  
PORCH & PATIO 135  
WALK & STEPS 266  
TOTAL 2,252 OR 18.6%

CARPET & SMO 226

DRIVEWAY EXPANSION 296

TERRACE 170

UNIMPROVED TOTAL 209

TOTAL 2,461 OR 21.4%

**DEKALB COUNTY - NOTES:**

1. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEVELOPMENT.
2. ALL TREES TO REMAIN SHALL HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
3. ALL DEVELOPMENT DEBRIS TO BE MAINTAINED OFF-SITE.
4. QUARRIES AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET, TREE PROTECTION AREA, OR OTHER FRONT-OF-WAY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE (ON-SITE INSPECTORS).
6. CALL FOR FINAL INSPECTION AT (404) 371-4911.

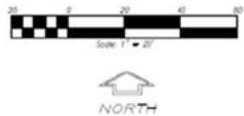
FOR FURTHER CONTACT:  
RICH BRASHER (HOMEOWNER AND ENGINEER)  
(760) 936-1248  
brasherich@gmail.com

**PROPOSED FRONT TERRACE:**

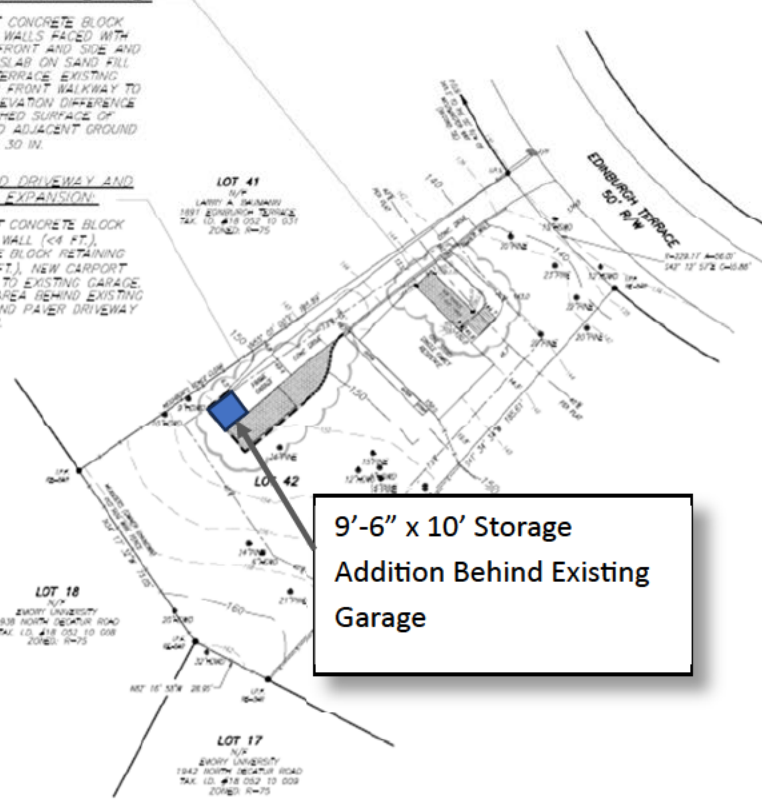
CONSTRUCT CONCRETE BLOCK PERIMETER WALLS FACED WITH BRICK ON FRONT AND SIDE AND CONCRETE SLAB ON SAND FILL FOR NEW TERRACE. EXISTING STEPS AND FRONT WALKWAY TO REMAIN. ELEVATION DIFFERENCE FROM FINISHED SURFACE OF TERRACE TO ADJACENT GROUND IS <math>\leq 1.0</math> TO 3.0 IN.

**PROPOSED DRIVEWAY AND CARPORT EXPANSION:**

CONSTRUCT CONCRETE BLOCK RETAINING WALL (<math>< 4</math> FT.), LANDSCAPE BLOCK RETAINING WALL (<math>< 2</math> FT.), NEW CARPORT ADJACENT TO EXISTING GARAGE. STORAGE AREA BEHIND EXISTING GARAGE AND PAVED DRIVEWAY EXPANSION.



LOCATION MAP



**9'-6" x 10' Storage Addition Behind Existing Garage**

**LEGEND**

- M/W = MAIN WALK
- J.B. = JUNCTION BOX
- L.S. = LATCH STOP
- D.I. = DROP INLET
- S.S.E. = SANITARY SEWER EXIT
- D.A. = DRAINAGE AREA
- L.A. = LOT UTILITY AREA
- W.P. = WOOD PILE FOUND
- L.O.S. = LOW FLOW SET
- C.T.P. = CURB TOP FINE
- O.T.P. = CURB TOP FINE
- R.O. = ROADWAY
- M. = MILE MARKER
- B.L. = BUILDING LINE
- R.O.W. = RIGHT OF WAY
- P.P. = POWER POLE
- E. = CENTER LINE

- CONCRETE BLOCK RETAINING WALL (<math>\leq 4</math> FT.)
- LANDSCAPE BLOCK RETAINING WALL (<math>\leq 2</math> FT.)
- SLT FENCE

**SURVEY PREPARED BY:**

Richard C. Brasher, P.E., AICP  
Professional Engineer  
No. 2157

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE PROFESSIONAL STANDARDS FOR PROFESSIONAL ENGINEERS 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. 78-6-51, AUTHORITY O.C.G.A. 78-6-52, 78-6-57, 83-10-4, 83-10-6, 83-10-16, 83-10-32

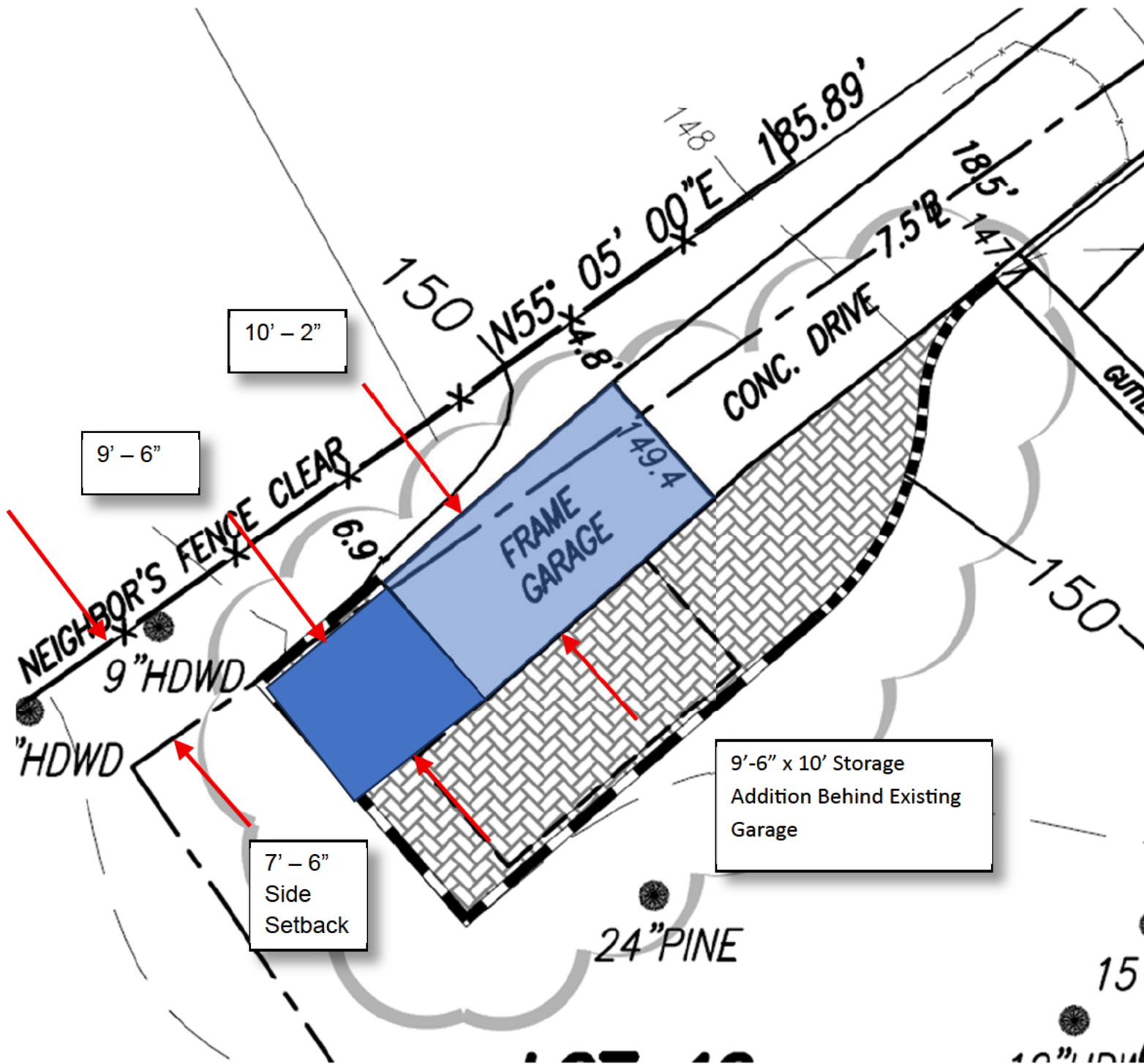
SURVEYED: SEP  
DRAWN: H.E. SAM  
DWG NO: EDINBURGH 1895  
DATE: SEP. 5, 2021  
FILE NO: 21-0252

**JA. EVANS & ASSOCIATES**  
1895 EDINBURGH TERRACE  
ATLANTA, GA 30307  
TEL: 770-452-1248  
WWW.JAEVANS.COM

FOR FURTHER CONTACT:  
RICHARD C. BRASHER, P.E., AICP  
GA PE NO. 045781

**GEORGIA**  
PROFESSIONAL ENGINEER  
RICHARD C. BRASHER  
No. 2157

**GEORGIA**  
PROFESSIONAL LAND ENGINEER  
JAMES A. SAMSON  
No. 2157





These shutters were found in the attic of the existing garage. They will be repurposed to provide ventilation into the storage area by being incorporated into the rear gable-end of the storage addition.



3'-0" x 6'-8" door

8'-0"

6'-7"

10'-0"



Polycarbonate roof panel to provide interior illumination, as there will be no lighting inside.



**Best Seller**

### 2.2 ft. x 12 ft. Corrugated Polycarbonate Roof Panel in Solar Gray

by **Suntuf** >

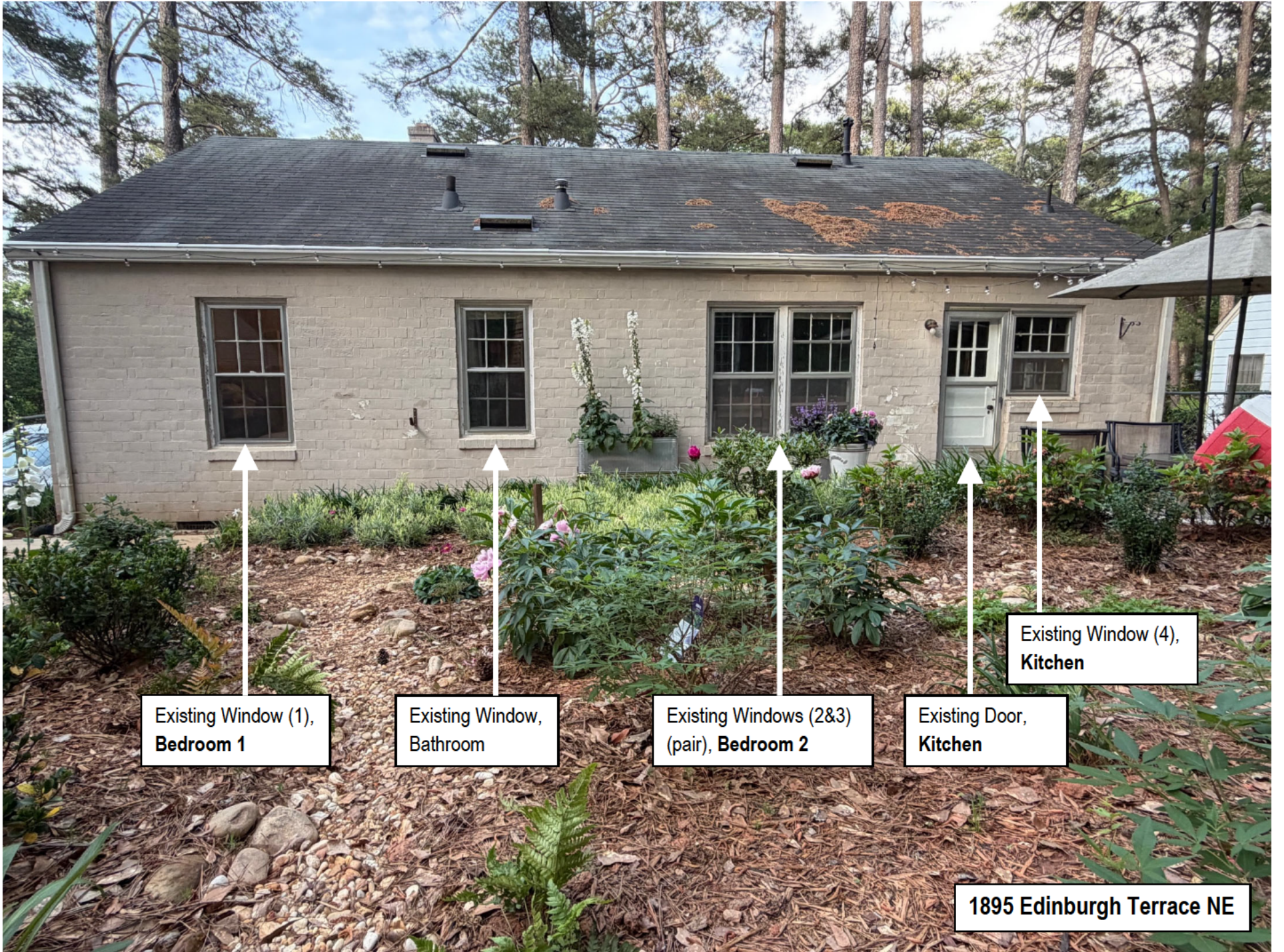
★★★★★ (3048)

Color/Finish: **Gray**


Approximate Length (ft.): **12 ft**

6 ft	8 ft	10 ft	<b>12 ft</b>
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Live Chat  
Feedback



Existing Window (1),  
**Bedroom 1**

Existing Window,  
**Bathroom**

Existing Windows (2&3)  
(pair), **Bedroom 2**

Existing Door,  
**Kitchen**

Existing Window (4),  
**Kitchen**

**1895 Edinburgh Terrace NE**



**Bedroom 1**  
Replace Window  
w/ full-lite French  
door, swing out,  
hinge on left



**Bedroom 2**  
Replace Windows  
w/ pair of full-lite  
French doors, swing  
out, operable door,  
hinge on left



**Kitchen**  
Brick up existing  
door location w/  
bricks reclaimed  
from French door  
installations

**Kitchen**  
Replace Window  
w/ Dutch door,  
divided lite upper,  
solid lower, swing  
out, hinge on right

**NOTE:**  
New doors will be same width as existing windows

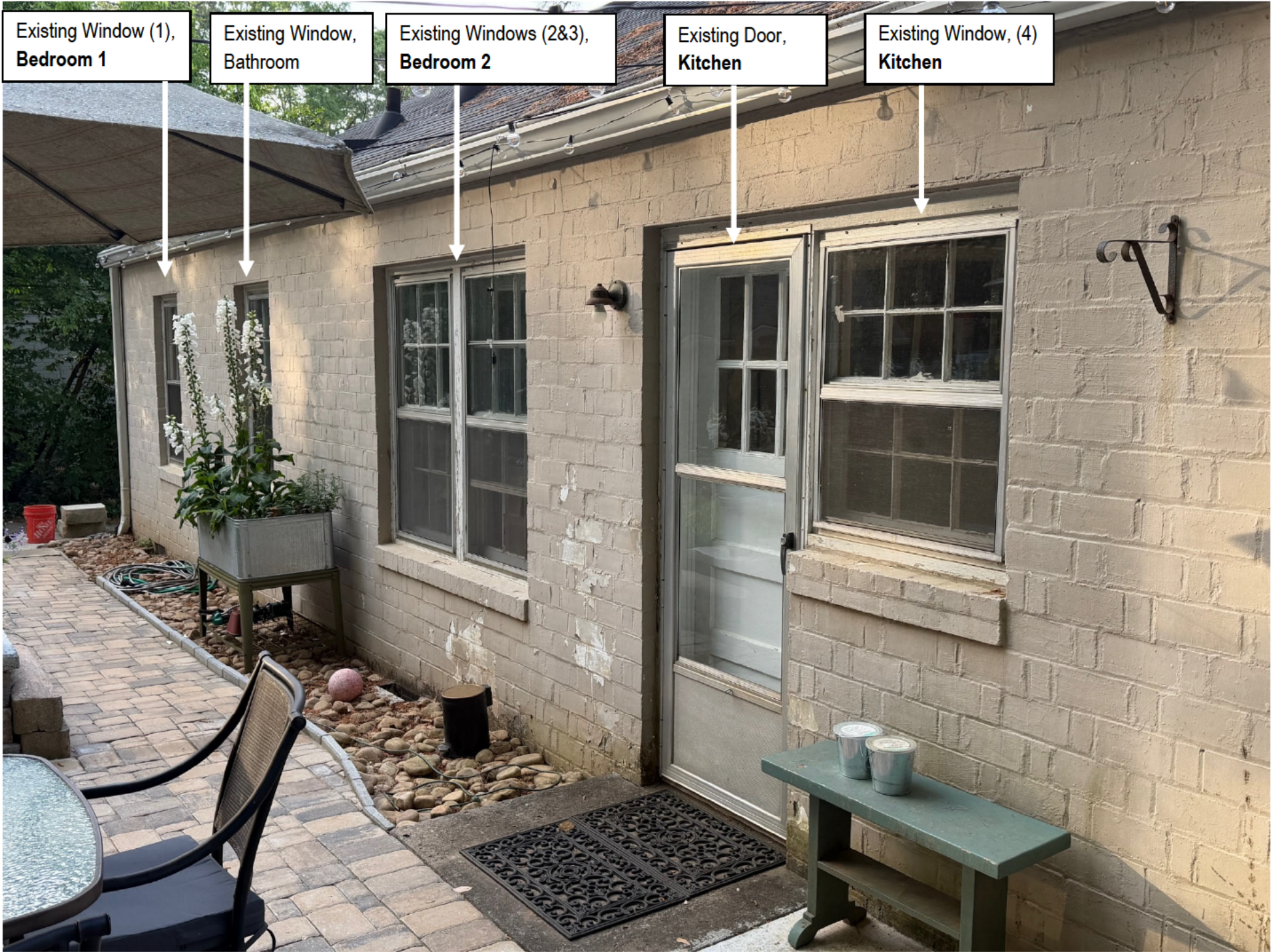
Existing Window (1),  
Bedroom 1

Existing Window,  
Bathroom

Existing Windows (2&3),  
Bedroom 2

Existing Door,  
Kitchen

Existing Window, (4)  
Kitchen



**NOTE**

Small decks will be incorporated over area with river stones for transition from bedrooms to the rear walkway.

**Kitchen**

Brick up existing door location w/ bricks reclaimed from French door installations

**Kitchen**

Replace Window w/ Dutch door, divided lite upper, solid lower, swing out, hinge on right

**Bedroom 1**

Replace Window w/ full-lite French door, swing out, hinge on left

**Bedroom 2**

Replace Windows w/ pair of full-lite French doors, swing out, operable door, hinge on left

