

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric W. Hudson, MCRP

Application for Certificate of Appropriateness

Date submitted: _____ Date Received: _____

Address of Subject Property: **1220 OAKDALE ROAD ATLANTA GA 30306**

Applicant: **TUNNELL + TUNNELL LANDSCAPE ARCHITECTURE**

E-Mail: _____

Applicant Mailing Address: _____

Applicant Phone: _____

Applicant's relationship to the owner: Owner ☐

Architect ☒

Contractor/Builder ☐

Other ☐

Owner(s): **ROLF GRUN**

Email: _____

Owner(s): **LESLIE GRUN**

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: **12/01/26**

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:

Remove existing garden fences; Replace existing retaining walls; Replace existing stairs; Replace existing paving; Replace existing window with door on west side of house; Construct new terrace and pergola on southwest side of the house to match the existing terrace and pergola on the southeast side of the house; Construct stone patio, retaining/sitting walls, low site wall, outdoor fireplace, water feature; Replace existing stairs to carriage house; Construct new pergola on east side of carriage house; Replace existing driveway

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 and pjennings@dekalbcountyga.gov. An incomplete application will not be accepted.**

Signature of Applicant: _____



DeKalb County

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: ROLF or LESLIE GRUN

being owner(s) of the property at: 1220 OAKDALE ROAD

hereby delegate authority to: TUNNELL + TUNNELL LANDSCAPE ARCHITECTURE

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

Signature of Owner(s):

Date: 6/10/26

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.

My Commission Expires: 02/09/30



the GRUN RESIDENCE

1220 OAKDALE ROAD
ATLANTA, GA 30306

JUNE 18, 2026

24-HOUR
EMERGENCY CONTACT:



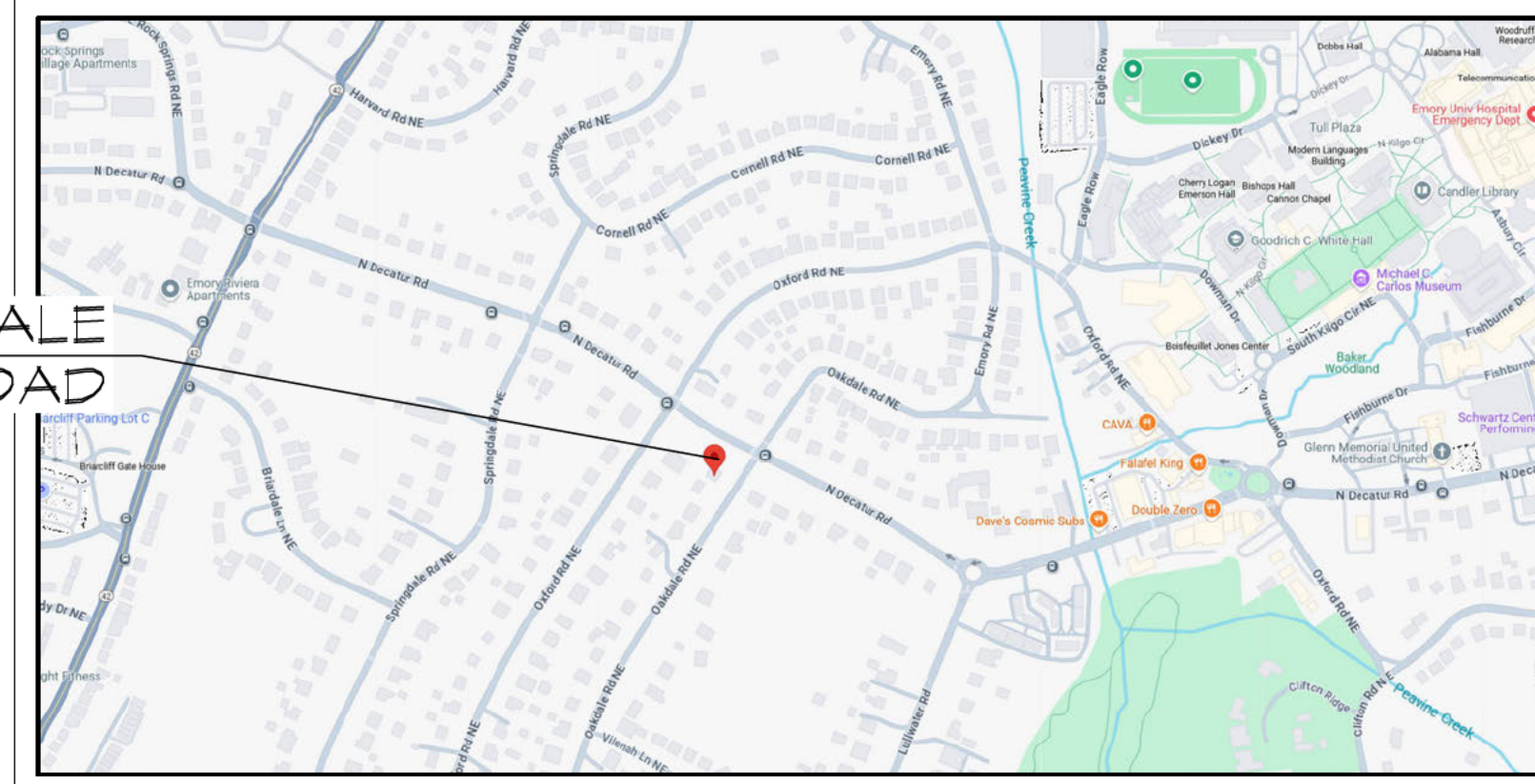
GRUN RESIDENCE

COVER SHEET

NOT RELEASED FOR
CONSTRUCTION

L-0.0

site location map (nts)



1220 OAKDALE
ROAD

drawing index

sheet	name	date	rev. #	rev. date
L-0.0	COVER	06.18.2026		
L-1.0	SURVEY	06.29.2022		
L-1.2	DEMOLITION PLAN	06.18.2026		
L-2.0	GENERAL SITE PLAN	06.18.2026		
L-2.1	TERRACE + PATIO SITE PLAN	06.18.2026		
L-5.0	DETAILS	06.18.2026		
A 1.1	PROPOSED PEROGA AT UPPER TERRACE	06.08.2026		
A 1.2	TENANT HOUSE PROPOSED PERGOLA PLAN	06.08.2026		
A 1.3	TENANT HOUSE PROPOSED ROOF PLAN	06.08.2026		
A 2.1	TENANT HOUSE PROPOSED PERGOLA ELEVATIONS	06.08.2026		

GENERAL NOTES:
Survey by
DeKalb Surveys, Inc.

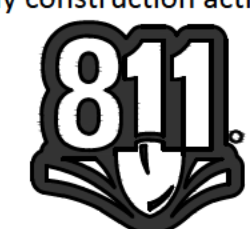
IMPERVIOUS SURFACE SUMMARY

	existing	proposed
<i>Driveway + Parking Court</i>	3117 s.f.	3117 s.f.
<i>Existing Main Residence</i>	2038 s.f.	2038 s.f.
<i>Main Residence Front Porch + Stairs</i>	450 s.f.	450 s.f.
<i>Front Stairs + Walkway</i>	574 s.f.	574 s.f.
<i>Existing Terrace, Stairs, Walkway (east side)</i>	228 s.f.	228 s.f.
<i>Rear Stairs</i>	35 s.f.	35 s.f.
<i>Basement Stairs + Walls</i>	84 s.f.	84 s.f.
<i>Existing Carriage House</i>	972 s.f.	972 s.f.
<i>Existing Carriage House Stairs</i>	24 s.f.	24 s.f.
<i>Existing Miscellaneous Paving + Stairs</i>	277 s.f.	218 s.f.
<i>Existing Walls</i>	48 s.f.	0 s.f.
<i>Proposed Terrace + Sitting Wall</i>	0 s.f.	188 s.f.
<i>Proposed Patio + Walkway</i>	0 s.f.	417 s.f.
<i>Proposed Crushed Stone Paving</i>	0 s.f.	116 s.f.
<i>Proposed Concrete Paving</i>	0 s.f.	287 s.f.
<i>Proposed Stepping Stone Paving</i>	0 s.f.	27 s.f.
<i>Proposed Water Feature</i>	0 s.f.	42 s.f.
<i>Proposed Outdoor Fireplace</i>	0 s.f.	19 s.f.
<i>Proposed Walls</i>	0 s.f.	140 s.f.
	7847 s.f.	8976 s.f.

ZONING INFORMATION SUMMARY

address	1220 Oakdale Road	
parcel ID #:	18 054 05 006	
zoning category:	R-85	
lot area		
minimum:	12,000	s.f.
existing:	32,401	s.f.
lot frontage:		
minimum lot frontage:	85	l.f.
existing lot frontage:	125	l.f.
setbacks		
front yard:	50	l.f.
front arterials:	35	l.f.
side yard:	8.5	l.f.
rear yard:	40	l.f.
lot coverage		
maximum:	11340.35	35%
existing:	7847	24.2%
proposed:	8976	27.7%
maximum building height	35 feet	
proposed building height	NO CHANGE	

Contractor shall locate **ALL** utilities on the site **PRIOR** to any construction activities.



Know what's below.
Call **BEFORE** you dig.



1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.

2: This plat 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.

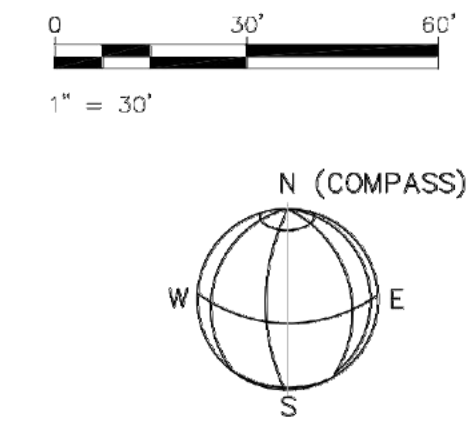
4: No Geodetic monuments were found within 500 feet of this site

5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

THIS PLAN WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS. FENCES SHOULD NOT BE PLACED USING SIZE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXEMPTED. THIS PLAN 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

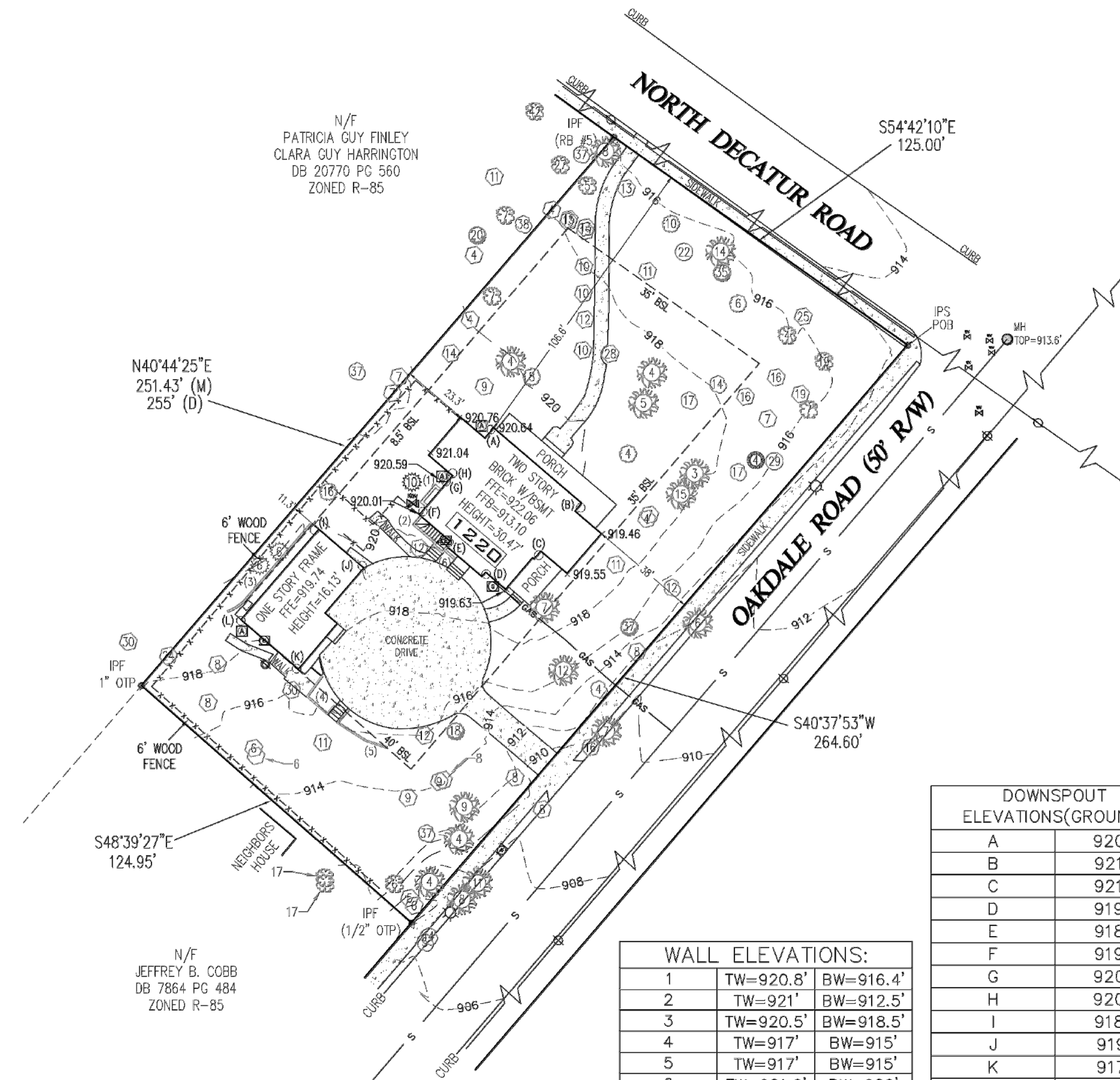


FIELD DATA:
DATE OF FIELD SURVEY 6-22-2022

THE CALCULATED POSITIONAL TOLERANCE BASED ON
REUNDANT LINEAR MEASUREMENTS OF OBSERVED
POSITIONS WAS FOUND TO BE 0.015 FEET.

1220 OAKDALE ROAD
ZONING: R-85 (DEKALB COUNTY)
2-BR HOUSE = 2,098 S.F.
1 STORY HOUSE = 917 S.F.
PORCH(S) / STOODP(S) = 648 S.F.
CONCRETE DRIVE = 319 S.F.
FRONT WALK = 559 S.F.
CONCRETE WALK(S) = 259 S.F.
BASEMENT STEP(S) / WALL(S) = 81 S.F.
TIMBER WALL(S) / STEPS = 51 S.F.
CONC. PAD = 6 S.F.
WOODEN WALK = 12 S.F.
WALL(S) = 35 S.F.
IMPERVIOUS TOTAL = 7,777 S.F.
LOT AREA = 32,174 S.F.
LOT COVERAGE (%) = 24.2

1220 OAKDALE ROAD
DEKALB COUNTY, GEORGIA
LAND LOT 54, DIST 18
DATE: FEBRUARY 15, 2016; JUNE 9, 2016 (ADD TOPO)
NOVEMBER 5, 2017; JUNE 29, 2022(UPDATE)



DOWNSPOUT ELEVATIONS(GROUND)	
A	920.7
B	921.9
C	921.8
D	919.8
E	918.9
F	919.9
G	920.6
H	920.7
I	918.9
J	919.1
K	917.1
L	918.5

WALL ELEVATIONS:		
1	TW=920.8'	BW=916.4'
2	TW=921'	BW=912.5'
3	TW=920.5'	BW=918.5'
4	TW=917'	BW=915'
5	TW=917'	BW=915'
6	TW=921.6'	BW=920'

- # LEGEND
- | | |
|--------------|--------------------------|
| EQP | EDGE OF PAVEMENT (CURB) |
| PP | POWER POLE |
| R/W | RIGHT OF WAY |
| IPF | IRON PIN FOUND |
| PS | 1/2" REBAR SET |
| SW | SIDE WALK |
| BOLLARD | BOLLARD |
| OH-P | OVERHEAD POWER |
| PH | FIRE HYDRANT |
| CB | CATCH BASIN |
| MH | MANHOLE |
| WM | WATER METER |
| WV | WATER VALVE |
| GV | GV |
| GW | GW GAS METER |
| GL | CLEANOUT |
| EM | ELECTRIC METER |
| AC | AIR CONDITIONER |
| DS | DOWNSPOUT |
| IRV | IRRIGATION CONTROL VALVE |
| CONCRETE PAD | CONCRETE PAD |

TREE SYMBOLS
 X = DIAMETER IN INCHES

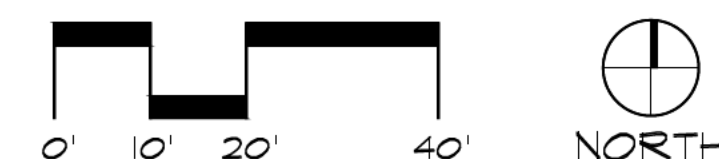
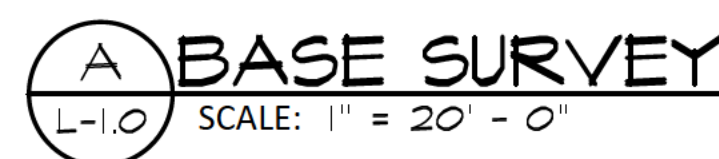
-  OAK
-  HARDWOOD
-  PINE
-  MAPLE
-  MAGNOLIA
-  DOGWOOD
-  CREPE MYRTLE



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



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TUNNELL & TUNNELL
LANDSCAPE ARCHITECTURE
 1123 Zovoshire Road Suite 20A, Atlanta, GA 30306
 (p) 404.871.8430 (e) info@tunnell-tunnell.com

GRUN RESIDENCE

***1220 OAKDALE ROAD
ATLANTA, GA 30307***

SURVEY

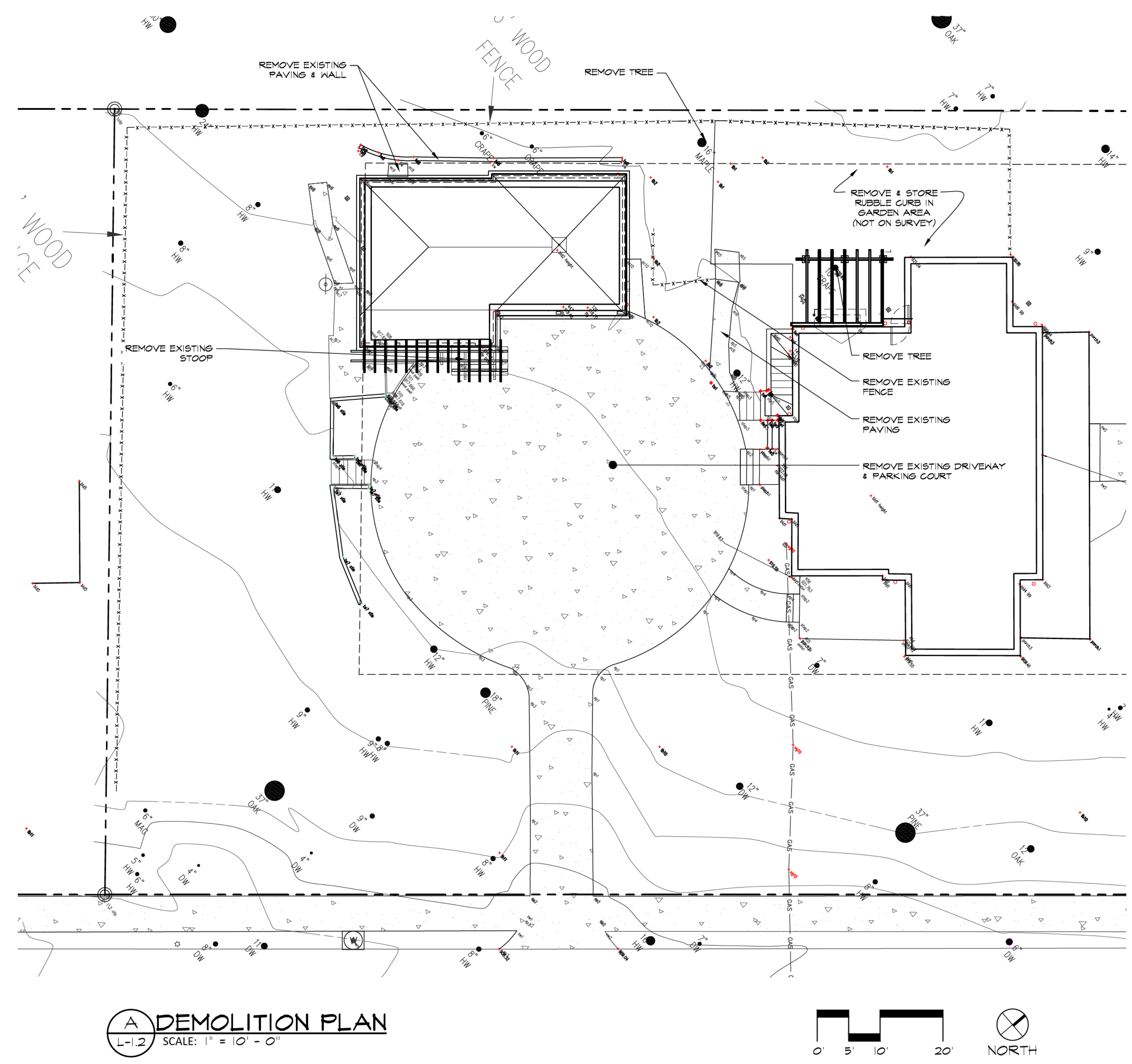
[illegible]

**NOT RELEASED FOR
CONSTRUCTION**

L-1.0

Scale: 1" = 20' - 0"

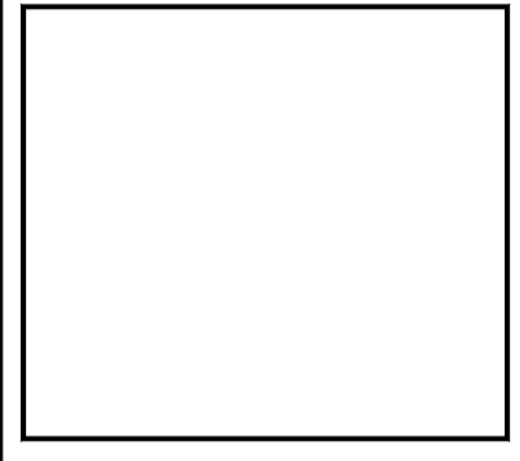
- DEMOLITION SCOPE OF WORK**
- Remove existing driveway + parking court
 - Remove existing paving between Main Residence + Carriage House
 - Remove existing fencing
 - Remove existing stoop from Carriage House
 - Remove existing wall behind Carriage House
 - Remove Stone and Curb west of Main Residence
 - Remove Vegetation
 - Remove Existing Window from Main Residence



GRUN RESIDENCE

1220 OAKDALE ROAD
ATLANTA, GA 30307

DEMOLITION PLAN

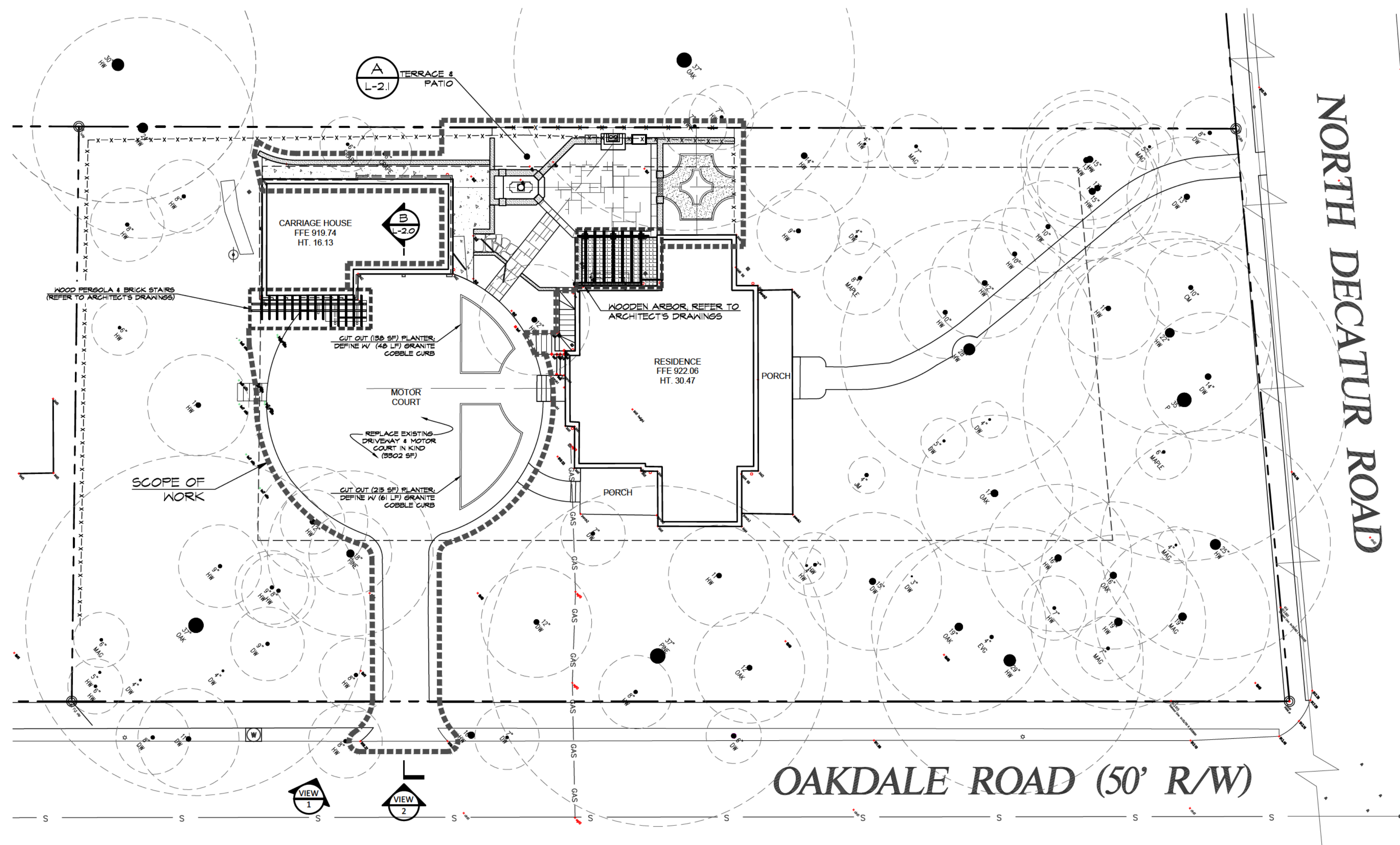


original issue date:		JUNE 18, 2026	
revisions			
#	date	issue	
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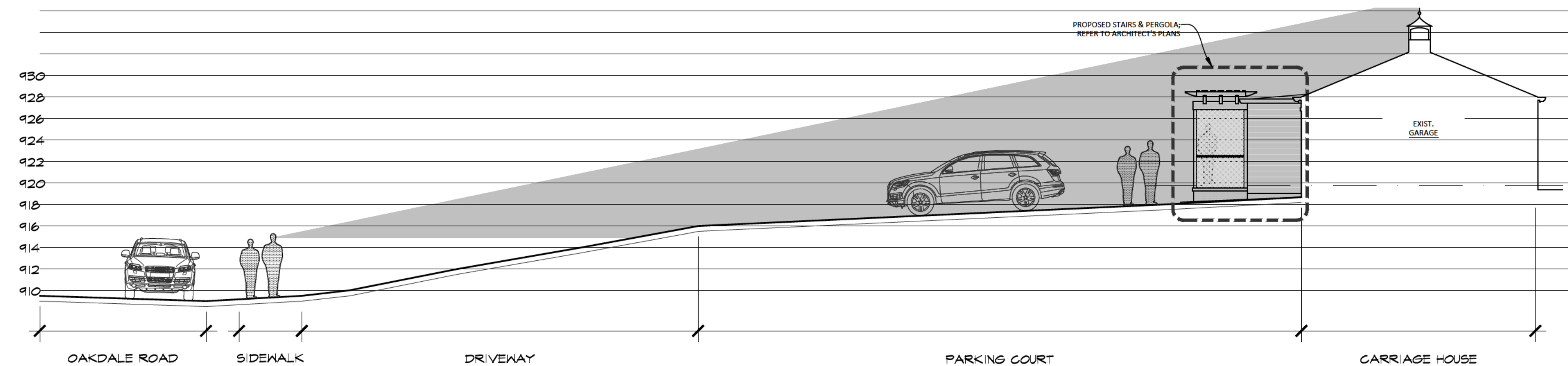
NOT RELEASED FOR CONSTRUCTION

L-1.2

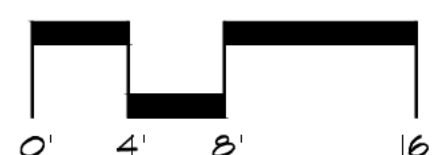
Scale: 1" = 10' - 0"



A GENERAL SITE PLAN
L-2.0 SCALE: 1/16" = 1' - 0"



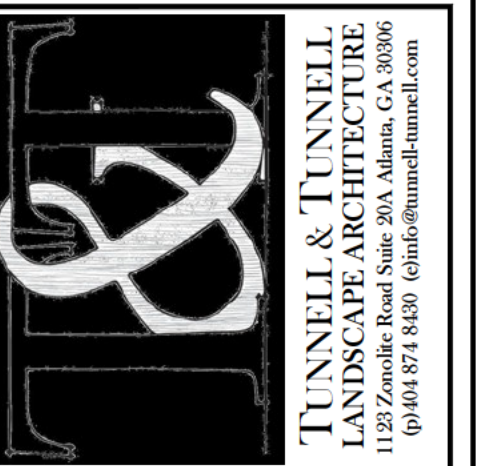
B DRIVEWAY SECTION - LOOKING SOUTH
L-2.0 SCALE: 1/8" = 1' - 0"
FILE NAME: 221@RNRK.L-2_DWG.dwg



Existing views to Carriage House from
Oakdale Road

CONSTRUCTION SCOPE OF WORK

- Install new driveway + parking court on same footprint; create cutouts for planting beds
- Install new Stairs and Pergola at Carriage House
- Install new Stone Patio + Tile Terrace
- Install new Door to Replace Window on Main Residence
- Install Wood Pergola over new Terrace
- Install Site Walls, Sitting Walls, + Gates
- Install Water Feature
- Install Outdoor Fire Place
- Install new Garden with Crushed Stone Paving and Stone Curbs



GRUN RESIDENCE
1220 OAKDALE ROAD
ATLANTA, GA 30307

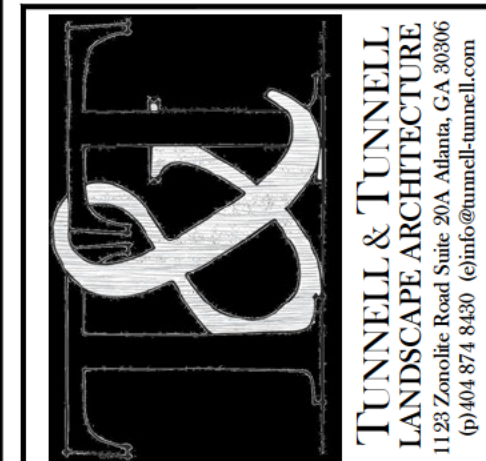
**GENERAL
SITE PLAN**

original issue date:		JUNE 18, 2026	
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NOT RELEASED FOR
CONSTRUCTION

L-2.0

scale: varies



GRUN RESIDENCE
1220 OAKDALE ROAD
ATLANTA, GA 30307

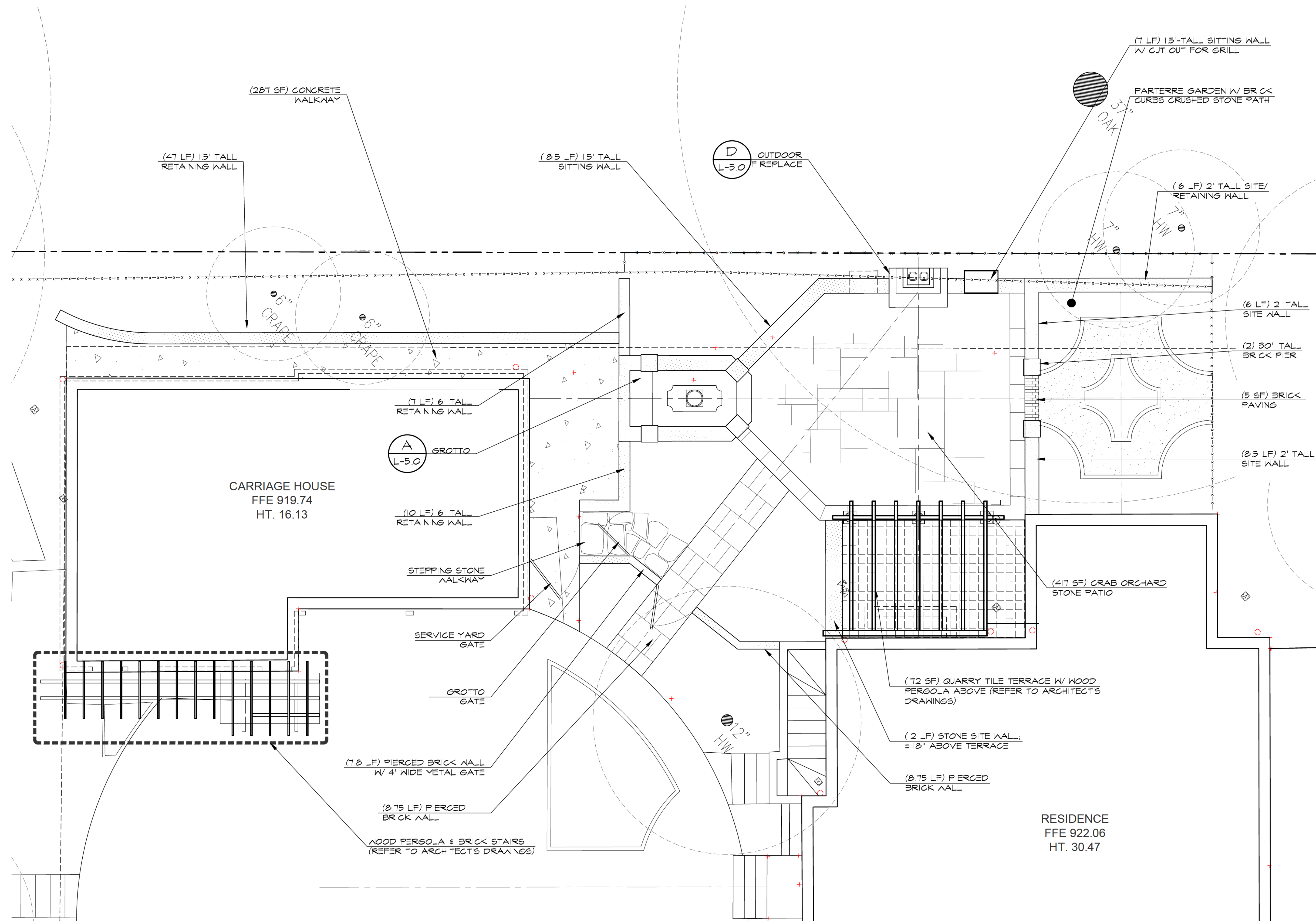
**TERRACE
& PATIO
SITE PLAN**

original issue date:		JUNE 18, 2026	
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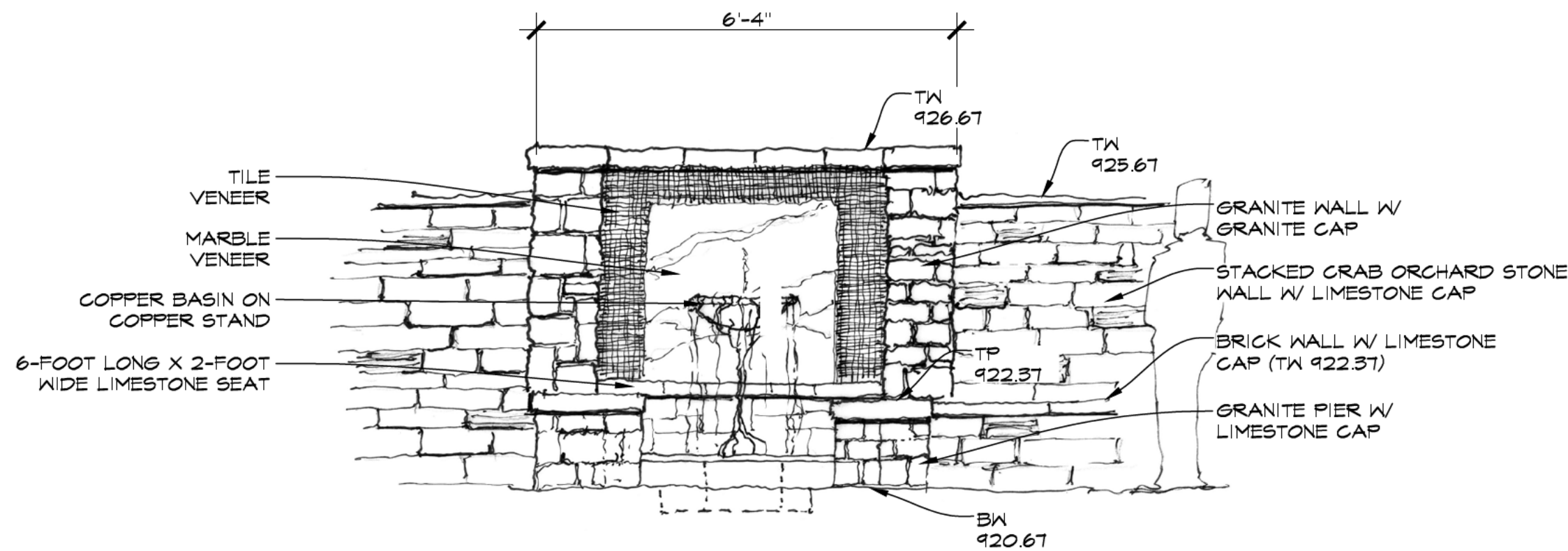
L-2.1

scale: 1/4" = 1' - 0"

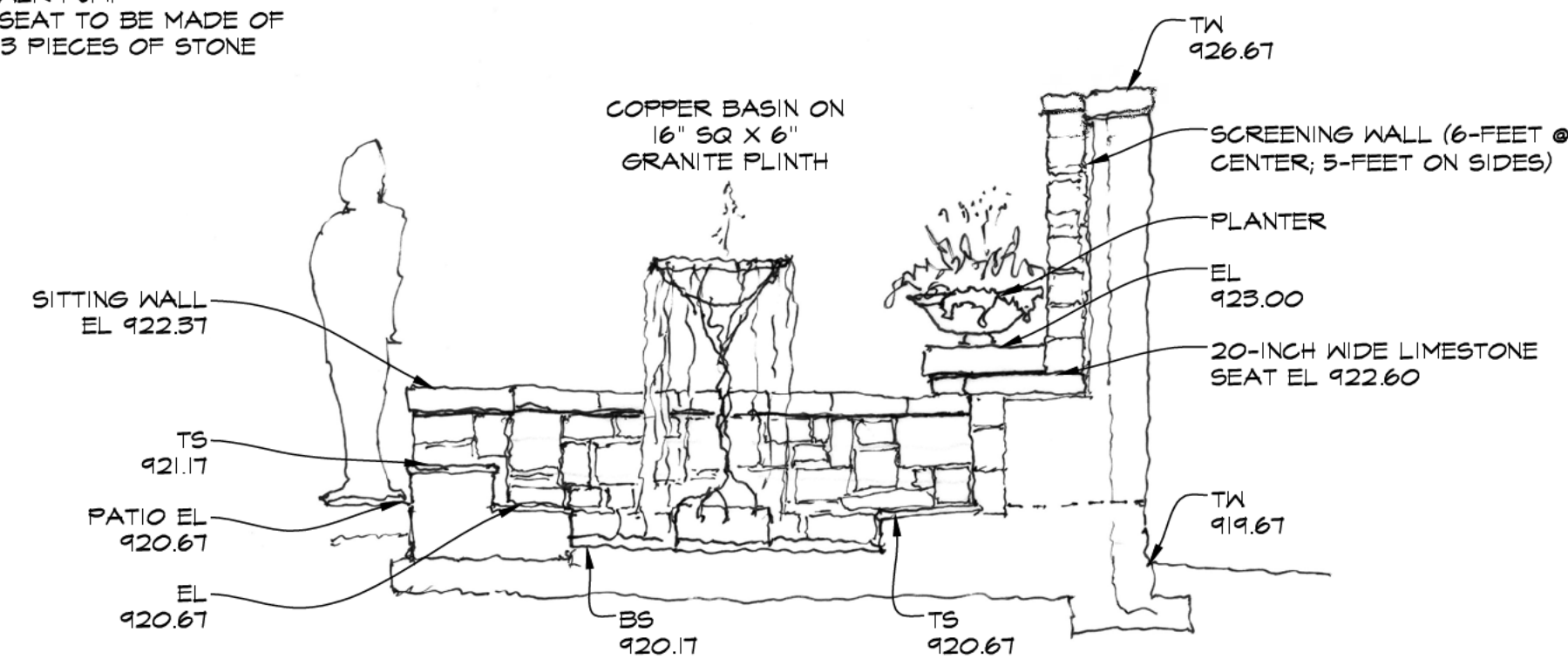


TERRACE & PATIO SITE PLAN
L-2.1 SCALE: 1/4" = 1' - 0"

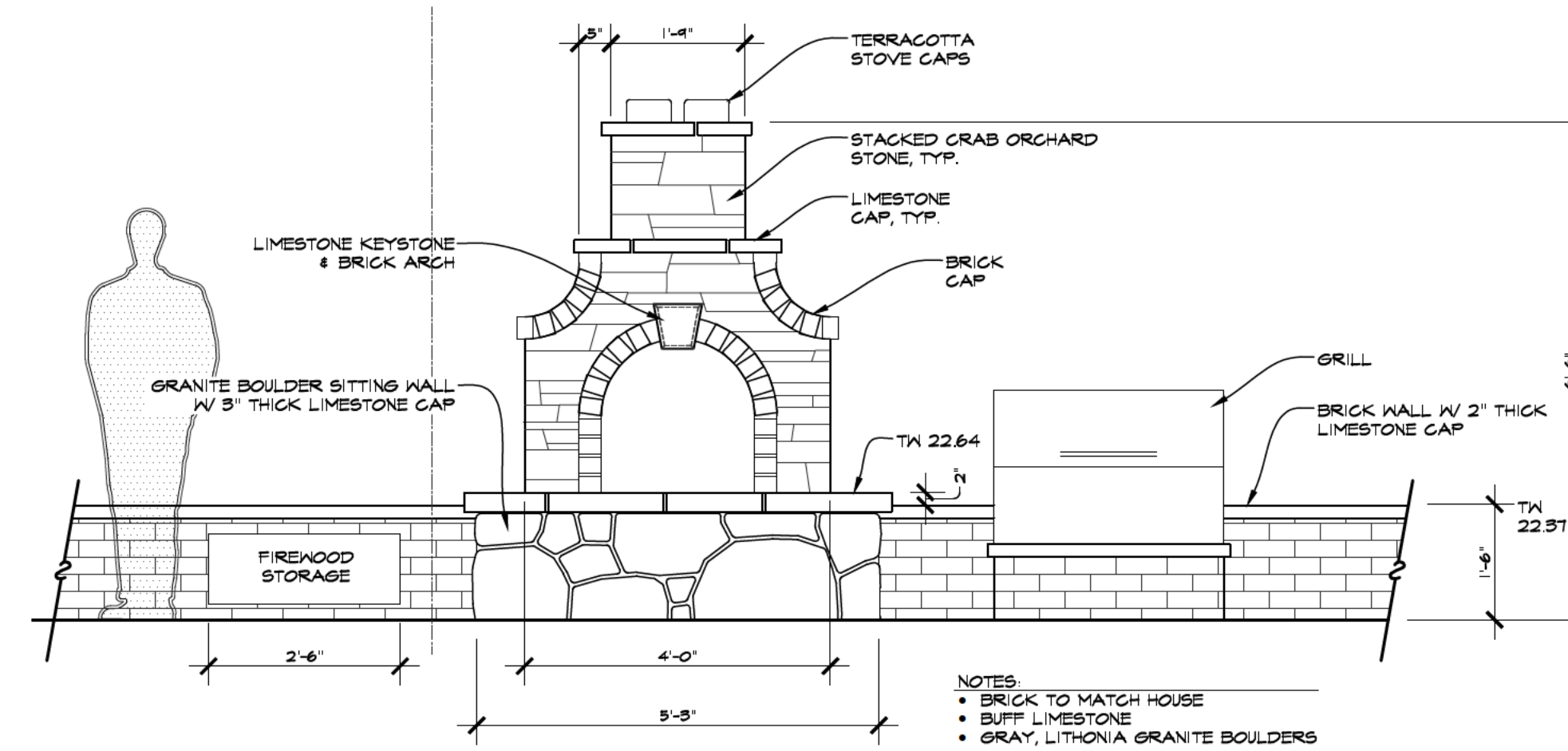




- NOTES:
- GROTTO CONTAINS 2-3 INCHES OF WATER
 - REGULATE WATER WITH LOW HORSE-POWER PUMP
 - LIMESTONE SEAT TO BE MADE OF AT LEAST 3 PIECES OF STONE



A GROTTO - ELEVATION & SECTION
L-5.0 SCALE: 1/2"=1'-0"
FILE NAME: 22/GRUN_L-5-DETAILS.dwg



- NOTES:
- BRICK TO MATCH HOUSE
 - BUFF LIMESTONE
 - GRAY, LITHONIA GRANITE BOULDERS

B FIRE PLACE - ELEVATION
L-5.0 SCALE: 1/2"=1'-0"
FILE NAME: 22/GRUN_L-5-DETAILS.dwg

*These features are not visible from the
public right-of-way*

original issue date: JUNE 18, 2026

revisions

#

date

issue

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THE
GRUN
RESIDENCE

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Atlanta, Georgia 30307

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REPRODUCED OR COPIED IN WHOLE OR IN PART,
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IT IS ONLY TO BE USED FOR THE PROJECT
AND SITE SPECIFICALLY IDENTIFIED HEREIN
AND IS NOT TO BE USED ON ANY OTHER
PROJECT WITHOUT WRITTEN PERMISSION FROM
THE ARCHITECT. THE CONTRACTOR IS
RESPONSIBLE FOR VERIFYING ALL FIELD
MEASUREMENTS, QUANTITIES, DIMENSIONS AND
RELATED FIELD CONSTRUCTION CRITERIA.

□ HALF-SIZE PLOT

NOTE TO CONTRACTOR:
ANY DISCREPANCIES, INCONSISTENCIES OR
AMBIGUITIES FOUND BETWEEN THE DRAWINGS,
SPECIFICATIONS & SITE CONDITIONS SHALL BE
IMMEDIATELY REPORTED TO THE ARCHITECT IN
WRITING. THE ARCHITECT WILL PROMPTLY
CORRECT THE SAME IN WRITING. WORK DONE BY
THE CONTRACTOR AFTER DISCOVERY OF SUCH
DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES
SHALL BE DONE AT THE CONTRACTOR'S RISK.

PRINT RECORD

25 FEB 2025 OWNER REVIEW
07 MAY 2025 OWNER REVIEW
08 JUL 2025 OWNER REVIEW
08 JUN 2026 DCHC REVIEW SUBMITTAL

REVISIONS

DATE: 08 JUN 2026
PROJECT #: 25003
DRAWN BY: KLM
CHECKED BY: KLM

PROPOSED
PERGOLA AT
UPPER TERRACE

A1.1

□ RELEASED FOR CONSTRUCTION
□ NOT RELEASED FOR CONSTRUCTION

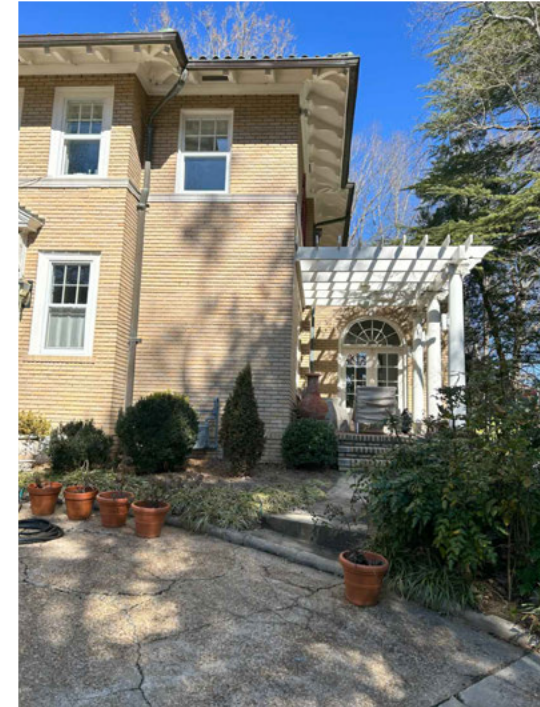


IMAGE 5
EXISTING PERGOLA AT
MAIN HOUSE



IMAGE 4
EXISTING N. DECATUR RD. ENTRY DOOR.
MATCH LEADED GLASS TRANSOM
WINDOW DESIGN.

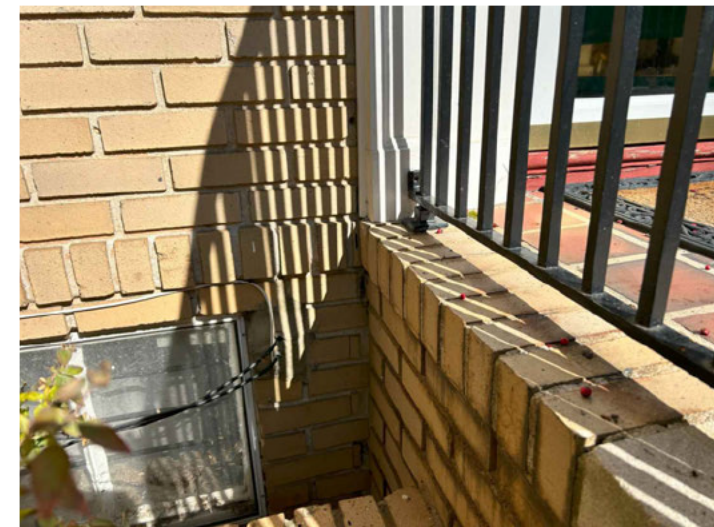


IMAGE 2
BRICK STEP AT ENTRY DOOR FLUSH WITH
ROWLOCK BAND AROUND FOUNDATION OF HOUSE.



IMAGE 3
EXISTING DRIVEWAY ENTRY DOOR.
MATCH RAISED PANEL STYLE AND
PAINT COLOR.

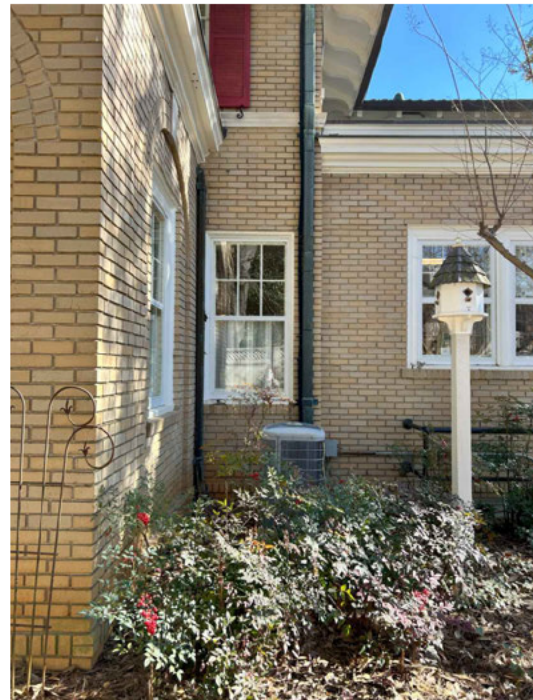
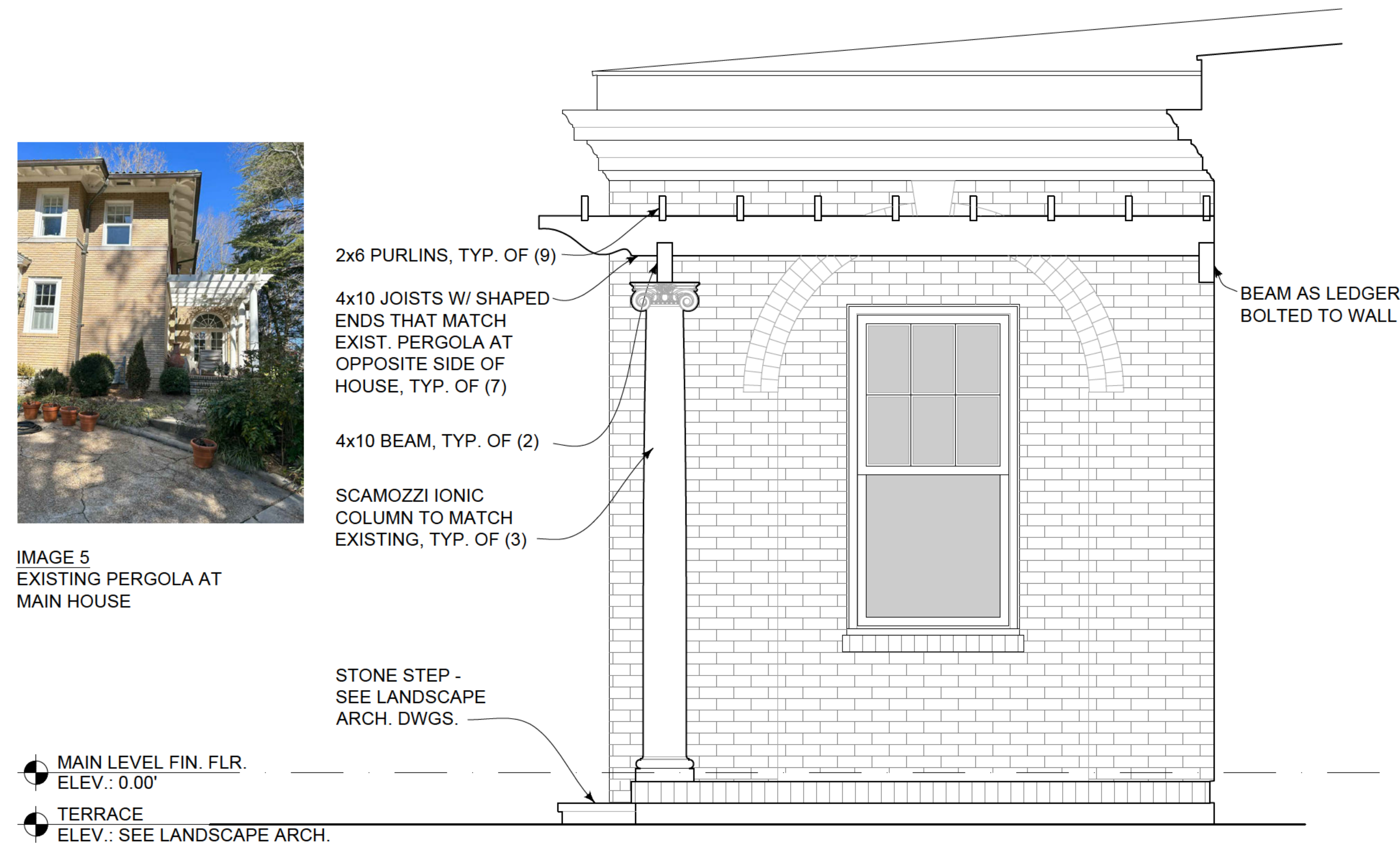


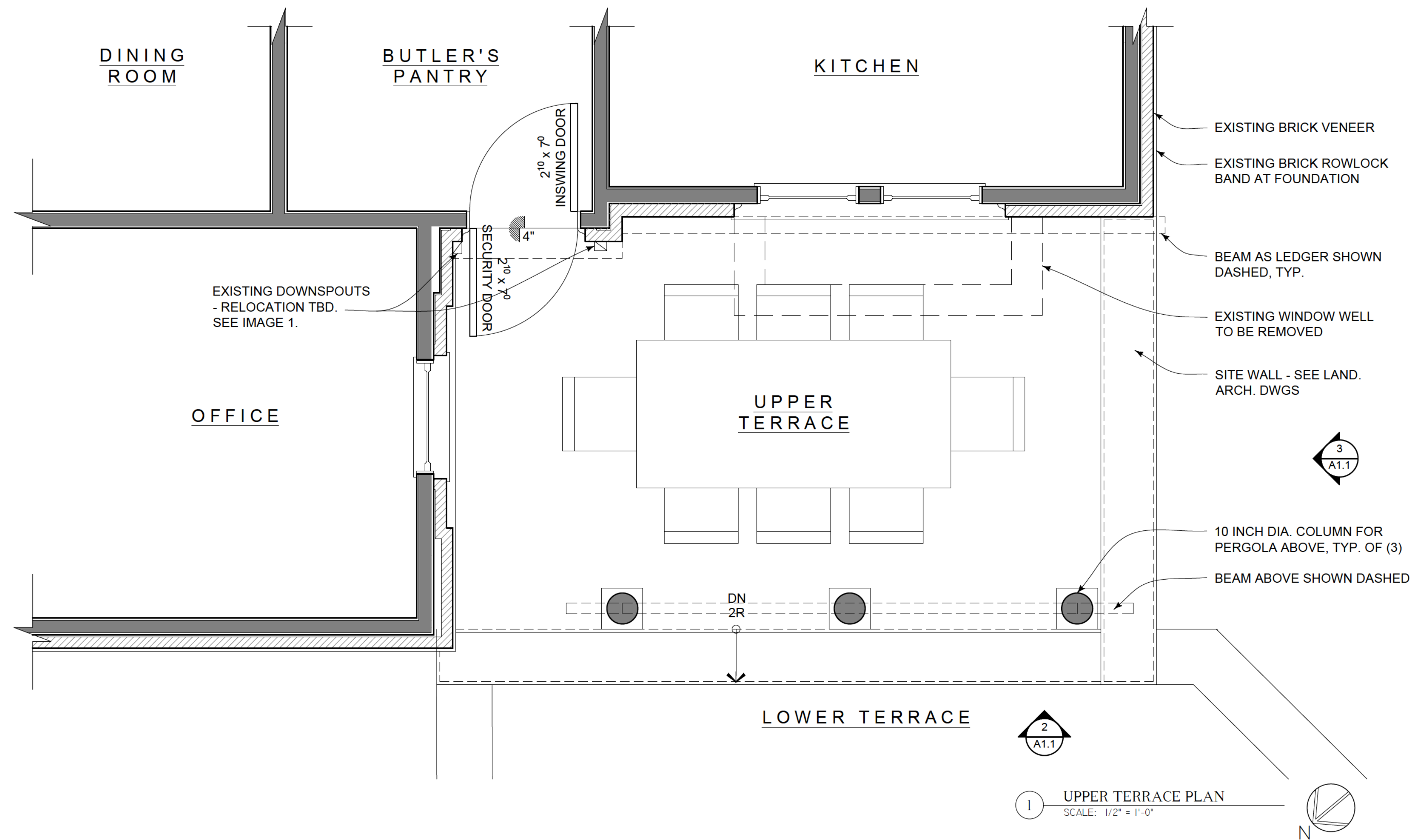
IMAGE 1
EXISTING BUTLER'S PANTRY WINDOW,
DOWNSPOUTS, AND A/C UNIT



3 PARTIAL EXTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 PARTIAL EXTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



1 UPPER TERRACE PLAN
SCALE: 1/2" = 1'-0"

THE
GRUN
RESIDENCE

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08 JUN 2026 DCHC REVIEW SUBMITTAL

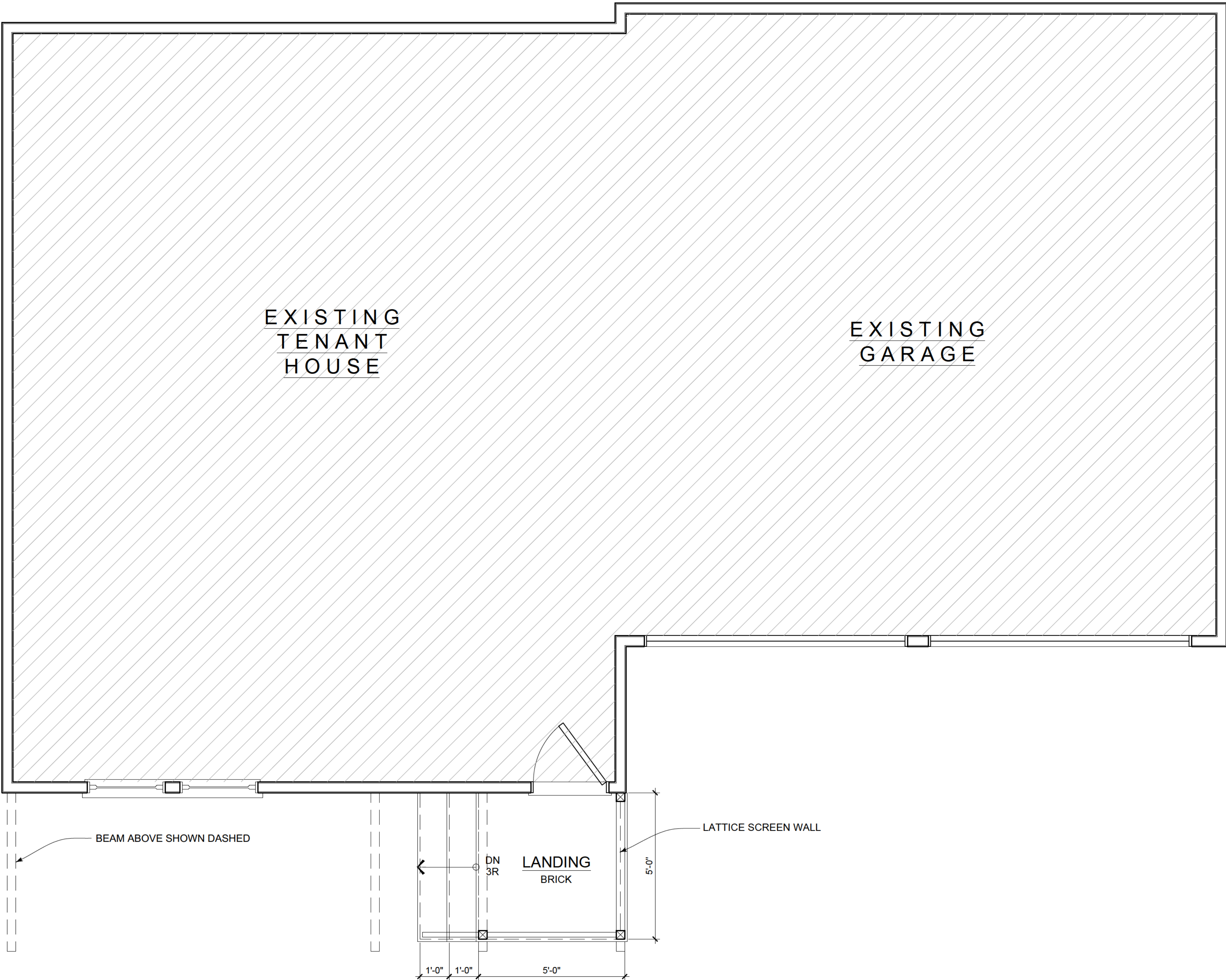
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TENANT HOUSE
PROPOSED
PERGOLA PLAN

A1.2

□ RELEASED FOR CONSTRUCTION
■ NOT RELEASED FOR CONSTRUCTION



1 TENANT HOUSE MAIN FLOOR PLAN
SCALE: 1/2" = 1'-0"

THE
GRUN
RESIDENCE

1220 Oakdale Rd. NE
Atlanta, Georgia 30307

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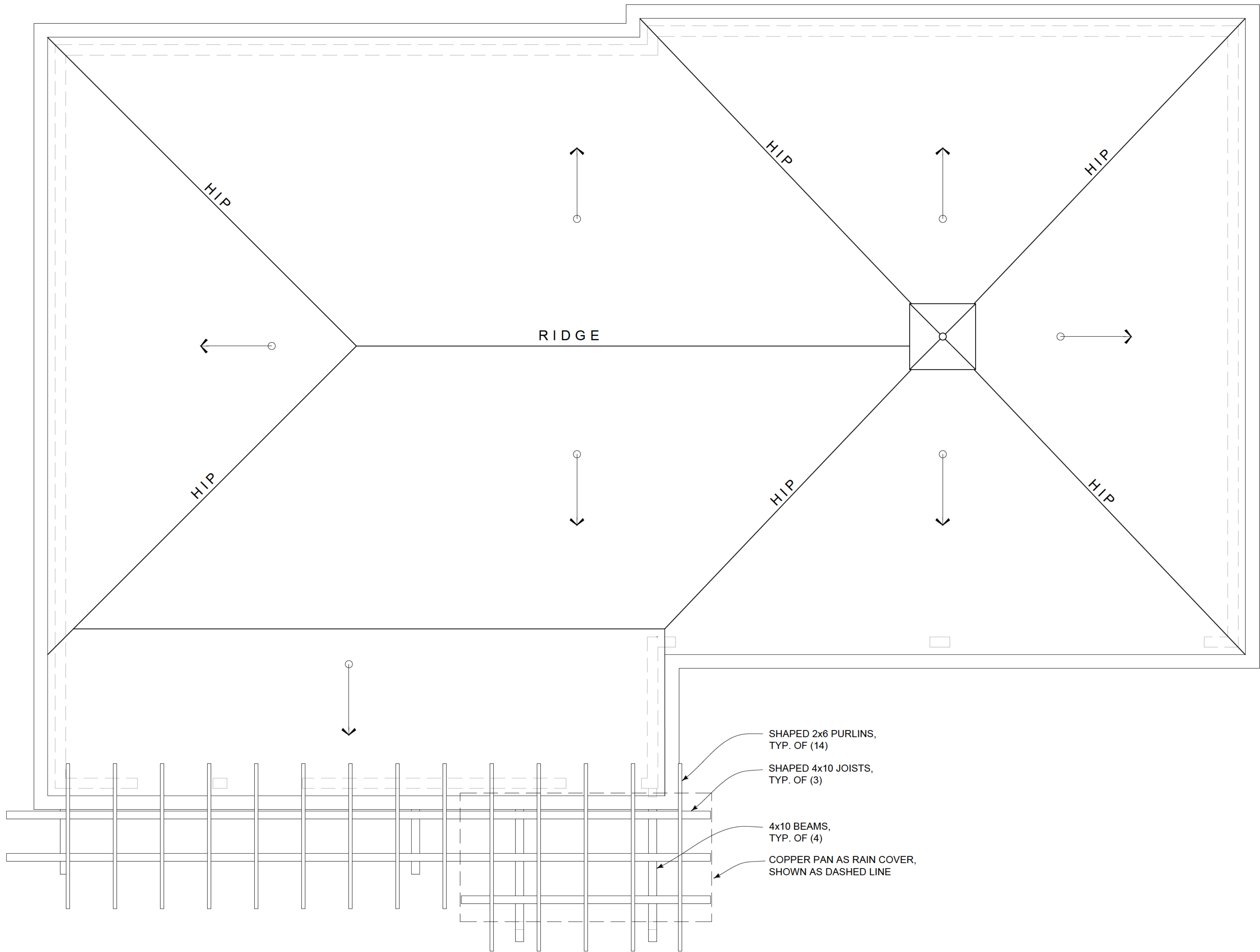
REVISIONS

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TENANT HOUSE
PROPOSED
ROOF PLAN

A1.3

□ RELEASED FOR CONSTRUCTION
▣ NOT RELEASED FOR CONSTRUCTION



1 ROOF PLAN
SCALE: 1/2" = 1'-0"

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☐ HALF-SIZE PLOT

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TENANT HOUSE
PROPOSED
PERGOLA
ELEVATIONS

A2.1

☐ RELEASED FOR CONSTRUCTION
☒ NOT RELEASED FOR CONSTRUCTION

