

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Lorraine Cochran-Johnson

Juliana Njoku

Application for Certificate of Appropriateness

Date submitted: 19 August 2026

Date Received:

Address of Subject Property: 2207 West Ponce de Leon Avenue, Decatur GA 30030

Applicant: Fredrick M. Hetzel

E-Mail:

Applicant Mailing Address:

Applicant Phone:

Applicant's relationship to the owner: Owner ☐

Architect ☒

Contractor/Builder ☐

Other ☐

Owner(s): Gretchen Hollingsworth

Email:

Owner(s): Kurt Ebersbach

Email:

Owner(s) Mailing Address: 2207 West Ponce de Leon Avenue, Decatur GA 30030

Owner(s) Telephone Number:

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1950

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 ☐

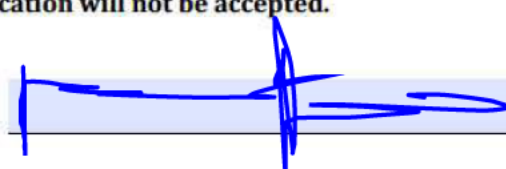
Sign Installation ☐

Description of Work:

The project includes the construction of a new detached carport with enclosed storage room, interior renovations to the existing kitchen and bathroom and the construction of a new covered rear porch.

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 pyjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant:



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: Gretchen Hollingsworth, Kurt Ebersbach

being owner(s) of the property at: 2207 West Ponce de Leon Avenue, Decatur GA 30030

hereby delegate authority to: Fredrick M. Hetzel

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

Signature of Owner(s):

Date:



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.

Hollingsworth Ebersbach Residence

Owner:
[Redacted]

Scope of Work:
The project includes interior renovations, a new covered porch and a new detached carport.

Applicable Codes:

2024 International Residential Code (IRC) with Georgia Amendments
Electrical: 2023 National Electrical Code (NEC) with Georgia Amendments
Plumbing: 2024 International Plumbing Code (IPC) with Georgia Amendments
Mechanical: 2024 International Mechanical Code (IMC) with Georgia Amendments
Gas: 2024 International Fuel Gas Code (IFGC) with Georgia Amendments
Energy: 2015 International Energy Conservation Code (IECC) with Georgia Supplements and Amendments
Pools: 2024 International Swimming Pool and Spa Code (ISPSC) with Georgia Amendments
Life Safety & Egress: 2024 Life Safety Code (NFPA 101)

Zoning Information:

Site: 2207 W. Ponce De Leon Avenue, Decatur, GA 30030
Jurisdiction: DeKalb County, GA
Zoning District: R-85
Occupancy: R Residential
Construction: Type V, Unsprinklered, One Story

Existing Lot Area: 32,308 SF
Existing Lot Coverage: 7,235 SF
Existing LCR: 22.4%

New Impervious Lot Coverage: ? SF
Proposed Total Lot Coverage: ? SF
Max LCR: 35%
Proposed LCR: ?%

Max FAR: ?
Existing Floor Area: ? SF
Existing FAR: ?

New Floor Area: ? SF
New Total FAR: ?

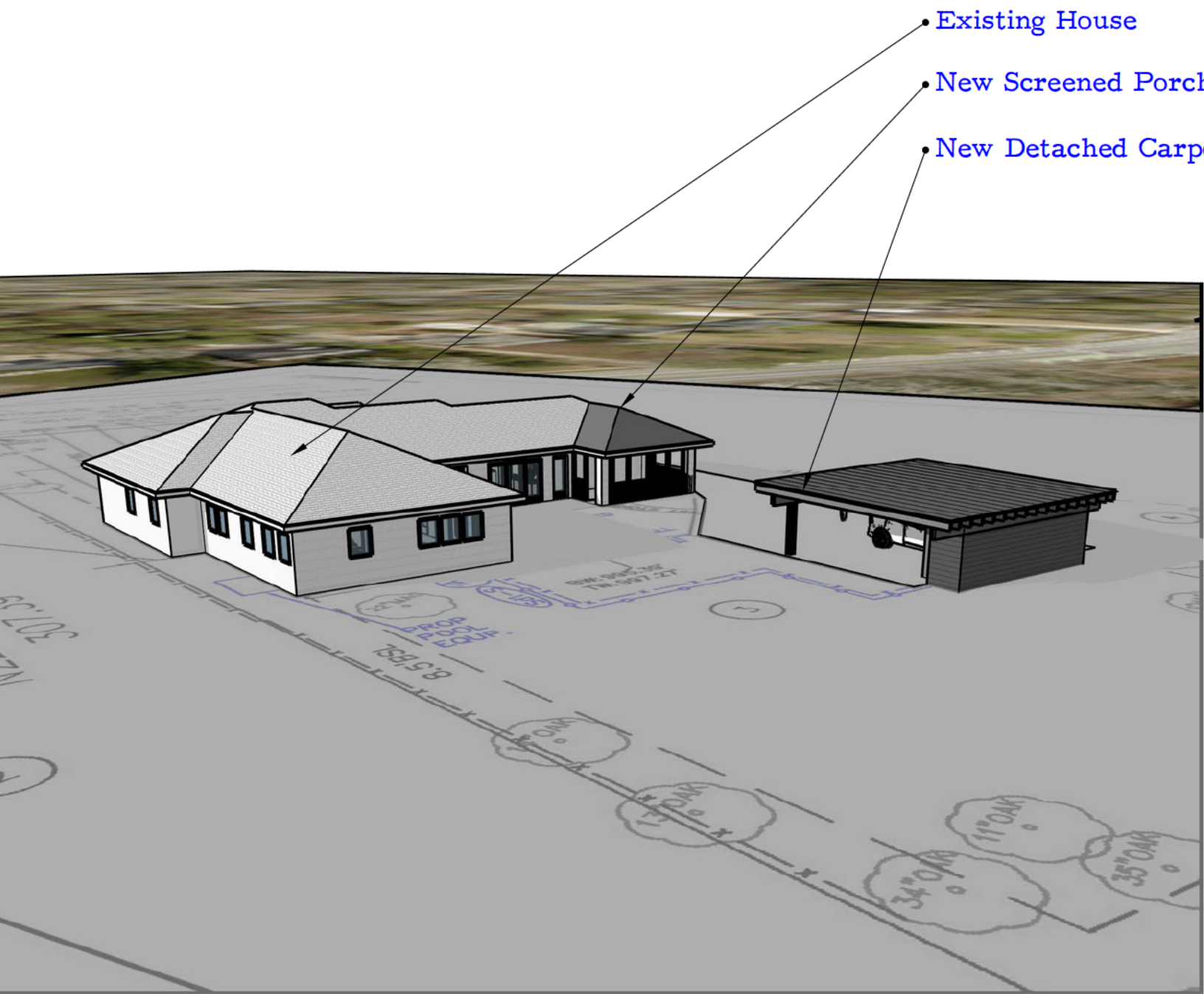
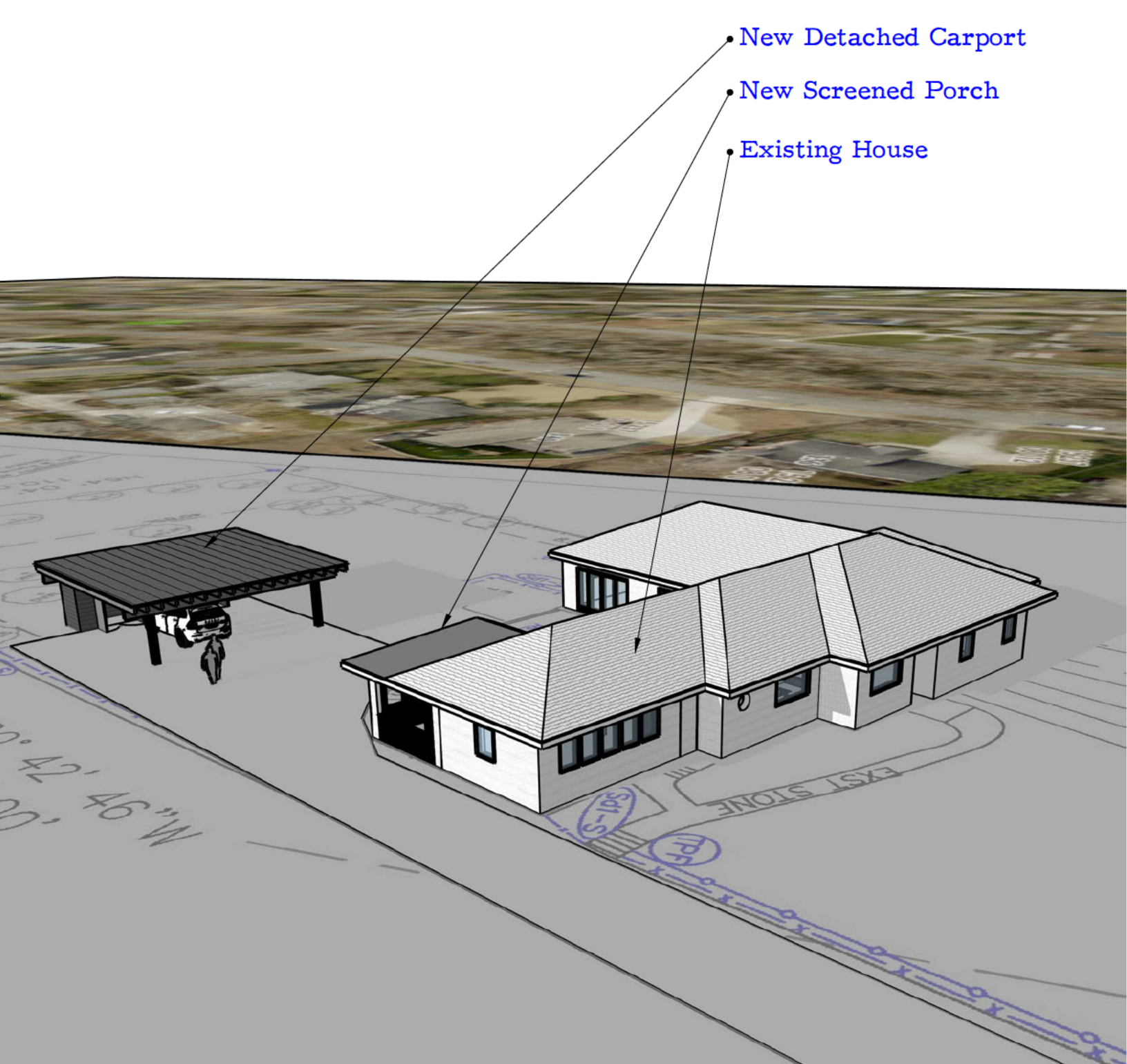
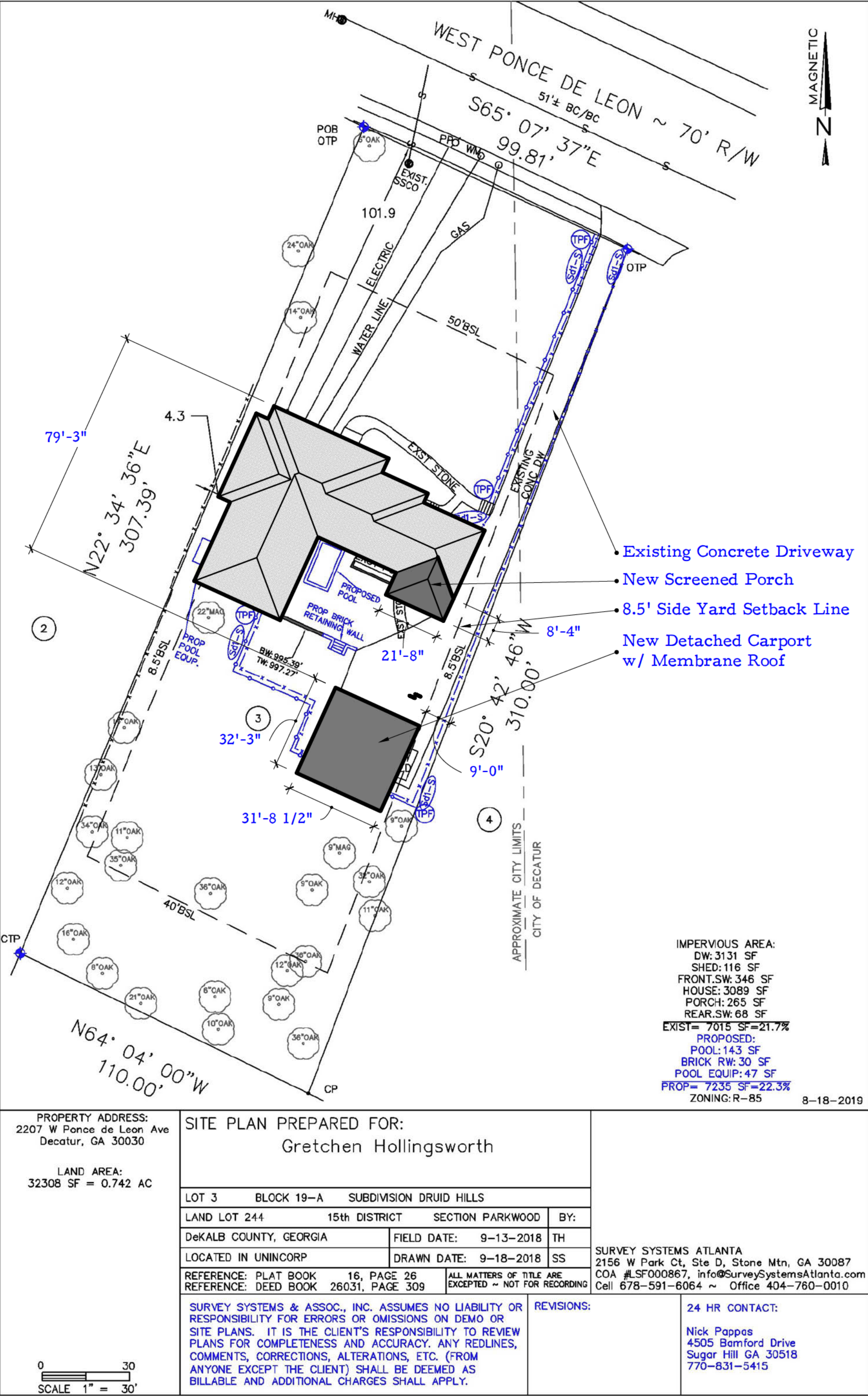
Drawings:

General Notes:

- Contractor shall verify GFCI/AFCI Circuit protection for all Kitchen Counter Top Circuits-other areas in Kitchen shall have AFCI Circuit protection if over 6' from water source.
- Contractor shall review these drawings and notify the Architect and Owner in writing of any discrepancies or errors prior to beginning any construction work.
- Final finishes and color selections by Owner.
- Contractor shall field verify all dimensions and quantities before ordering any construction materials or finished project materials.

Erosion Control Notes:

- Contractor shall install all erosion control measures prior to any excavation, construction work or land disturbing activity. The contractor shall maintain all erosion control measures and best practices for the duration of construction work.
- The contractor shall prevent erosion and the escape of sediment from the worksite.
- Erosion control measures shall remain in place until final grading is complete and final landscaping is established.
- Owner/ surveyor shall locate and protect all underground utility lines.



Hollingsworth-Ebersbach Residence
2207 West Ponce De Leon Avenue, Decatur GA 30030

CS

Cover Sheet, Site Plan

19 August 2026
Not Released For Construction

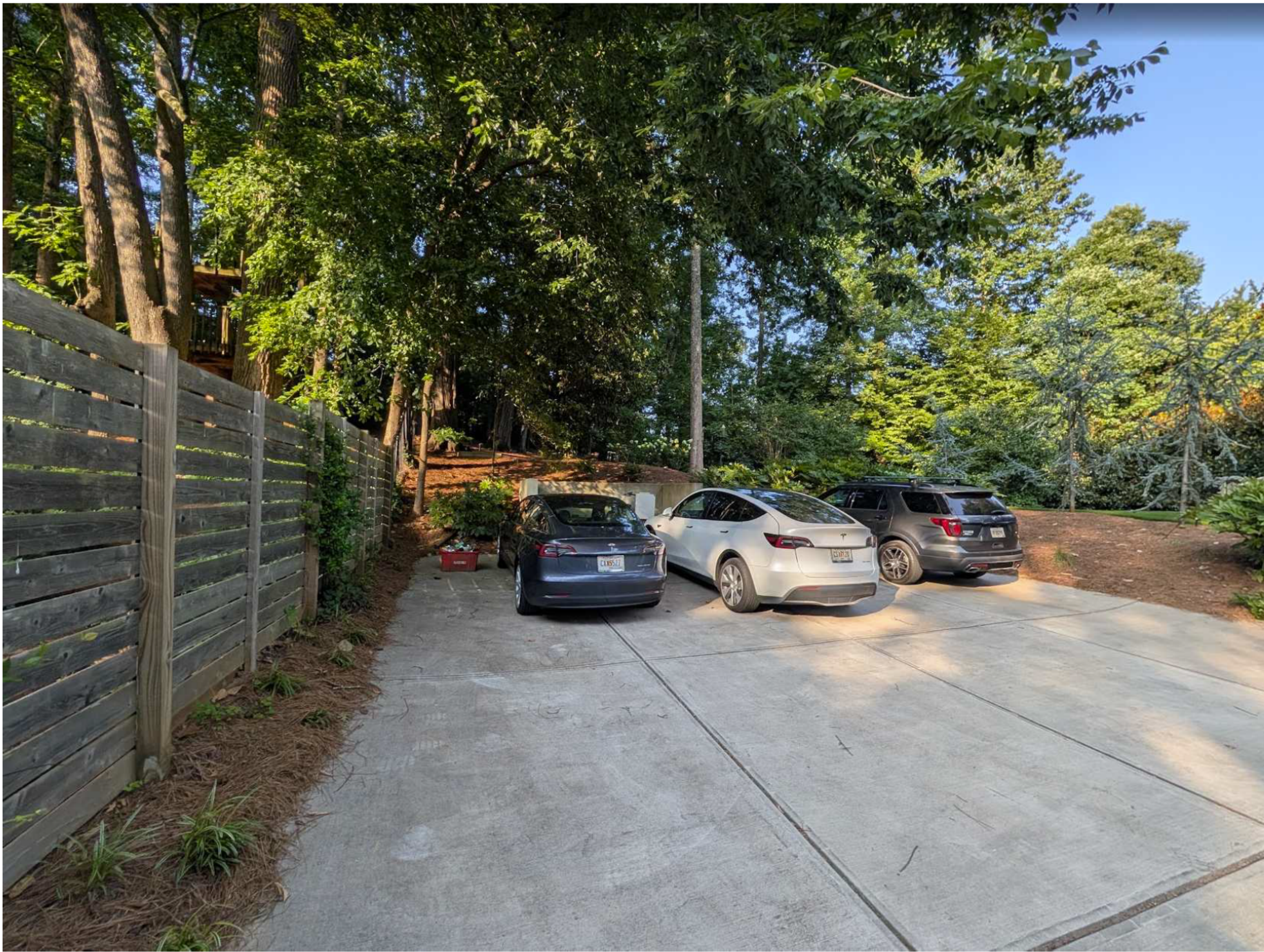
Hollingsworth-Ebersbach
Residence
2207 West Ponce De Leon Avenue, Decatur GA 30030



View From Street



View From Street



View of Area of Proposed Carport



View of Area of Proposed New Rear Screened Porch

Proposed Carport

1 Front Elevation
A103 scale: 1/4"= 1'



Proposed Carport

2 Front Elevation Garage
A103 scale: 1/4"= 1'



Proposed Carport

3 Left Side Elevation
A103 scale: 1/4"= 1'



Proposed Screened Porch
Shingles to Match Existing
New Columns
Painted Brick to Match Existing

Painted Wood Screen Frames, Rails

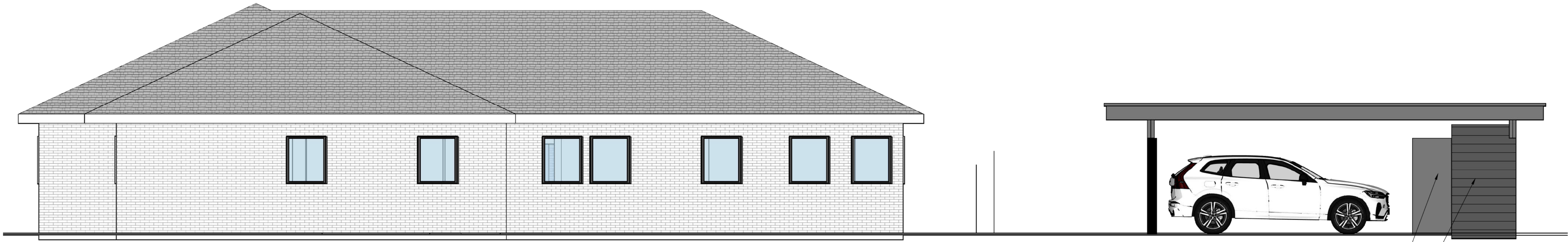
Painted Wood
Siding

Painted Wood
Exterior Doors
at Storage

32'-3"
9'-11"



1 Back Elevation
A104 scale: 1/4"= 1'



2 Right Side Elevation
A104 scale: 1/4"= 1'



Four
Square
Building
Company



Hollingsworth-Ebersbach
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A104
Elevations

19 August 2026
Not Released For Construction



1 Existing First Floor Plan
A101 scale: 1/4" = 1'



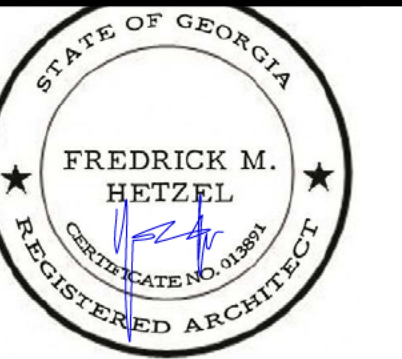
Hollingsworth-Ebersbach
Residence

2207 West Ponce De Leon Avenue, Decatur GA 30030

A101

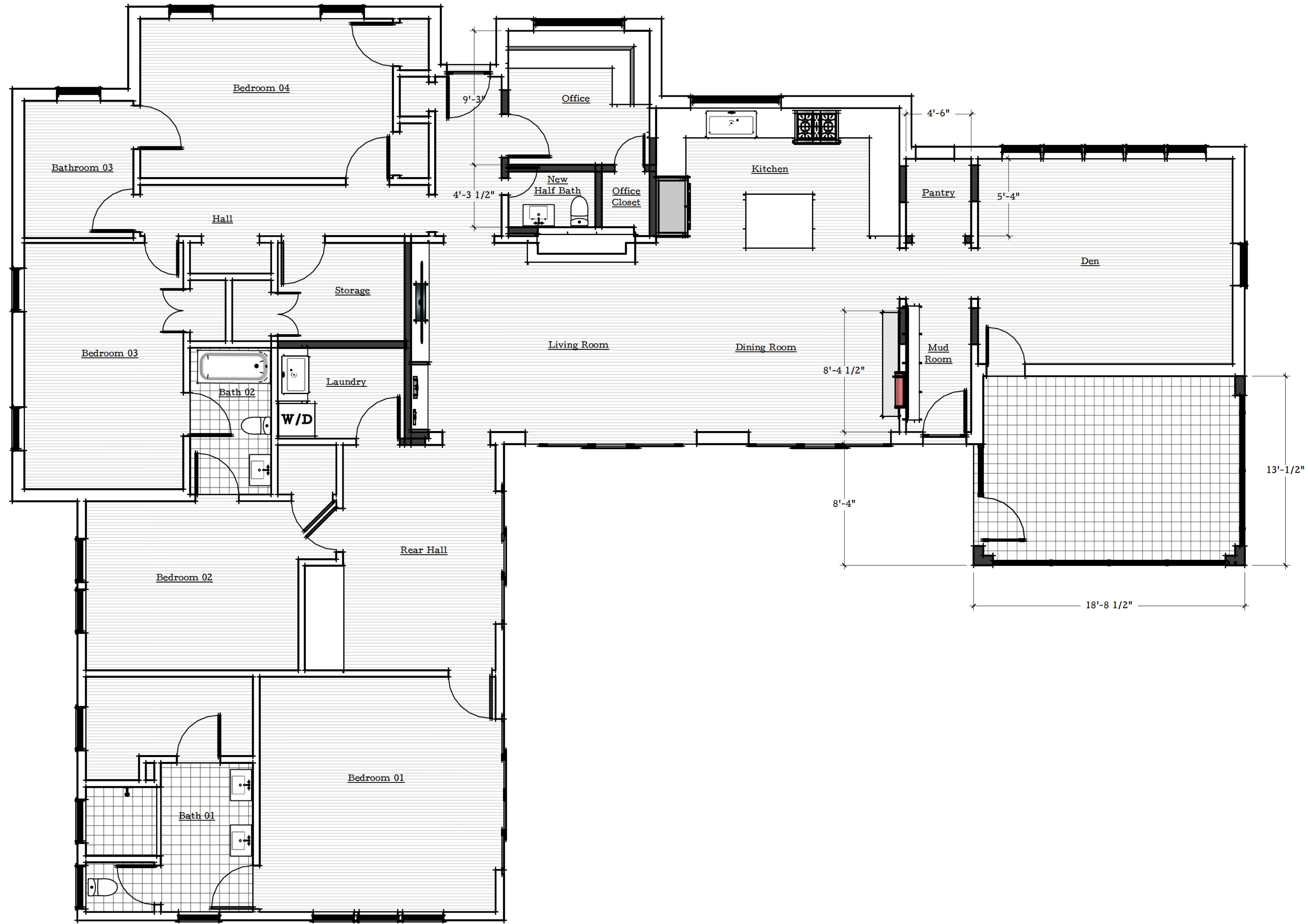
Existing Floor Plan

19 August 2026
Not Released For Construction



Hollingsworth-Ebersbach
Residence

2207 West Ponce De Leon Avenue, Decatur GA 30030



1 New First Floor Plan
A102 scale: 1/4" = 1'
0 4'

A102

New Floor Plan

19 August 2026
Not Released For Construction