

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: June 8 2026 Applicant Signature: [Signature]

DATE: June 08/2026 Applicant Signature: [Signature]

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 6.9.26 Applicant/Agent Dan Hanlon
Signature: _____

TO WHOM IT MAY CONCERN:

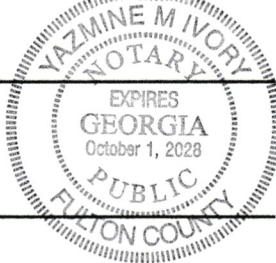
(I)/ (WE): Evans Harrell and Morag Harrell
(Name of Owners) _____

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

Notary Public

Notary Public

Notary Public



Owner Signature

Owner Signature

Owner Signature

August 14th, 2026

DeKalb County
Department of Planning and Sustainability
330 West Ponce de Leon Avenue
Suite 300
Decatur, GA 30030

Re: 1071 Oxford Road

Planning Staff:

The owners of 1071 Oxford Road are seeking to add space to their home with a small rear addition to the main level, and a second level addition over an existing sunroom. They are also seeking to replace an existing, oversized carport with a new carport. The existing carport is over the south side setback line.

The property is zoned R-75, with an 8.5' side setback. We are requesting a variance from code section 27-2.2.1 of the DeKalb County Ordinance to reduce the side setback from 8.5' to 5.6'.

The property is located in the Druid Hills historic district, and we have received approval from the DCHPC.

Below is our justification for the project, based on the criteria for variance hardships.

Physical Conditions of the Site

The house was built in 1927, and has had several additions over the years, all before 2001, when the current owners purchased the house. The carport was also done by previous owners.

The existing carport is approximately 3' over the setback line, and is approximately 15.2'x42.5'.

Minimum Variance Necessary

We have significantly reduced the size of the carport. The proposed carport is 15'x26.5'. This is a 38% reduction in the size of the structure. We are also slightly reducing the setback nonconformity (from 3' to 2.9').

The proposed width allows for the stairs that are necessary to get from the driveway to the level of the first floor of the house, without interfering with a parked car and the driver's side door.

Proposal is not materially detrimental to the public welfare or injurious to the property

We are significantly reducing size of the structure and reducing the nonconformity. The project is not detrimental to the public or the property in any way.

Strict application of the code causes undue and unnecessary hardship

Yes, an attached covered parking area for a single car on this property requires this width for comfortable exit from, and entry into, a car. There is no other reasonable place on the property to place a similar structure that would not also require a variance.

Proposal is consistent with the spirit and purpose of Section 7.5.1 and the DeKalb County Comprehensive Plan Text

The future land use designation of this property is Traditional Neighborhood, with the intent being to preserve the style and appeal of older traditional neighborhood communities. The goals include greater walkability, on-street parking, small, regular lots, and buildings closer to the front property line. None of these desired characteristics and goals would be impacted by this project. We have received approval from the DCHPC, as the project conforms with Druid Hills aesthetics and functionality, and meets the neighborhood guidelines.











RESERVED FOR THE SUPERIOR COURT CLERK

GENERAL NOTES:

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.

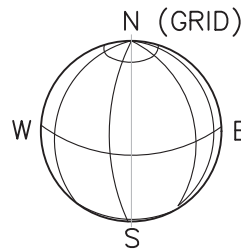
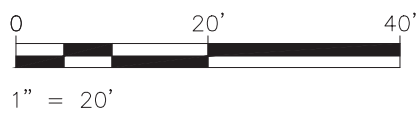
PLAT NOTES:

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. RECORDATION 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 15-6-67.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE 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.

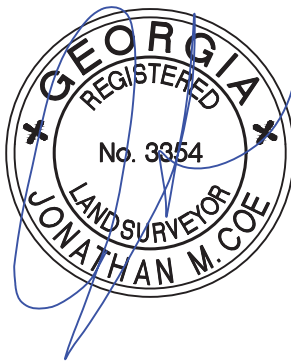
NOTE: BUILDING TIES SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION WITHOUT VERIFICATION



LEGEND

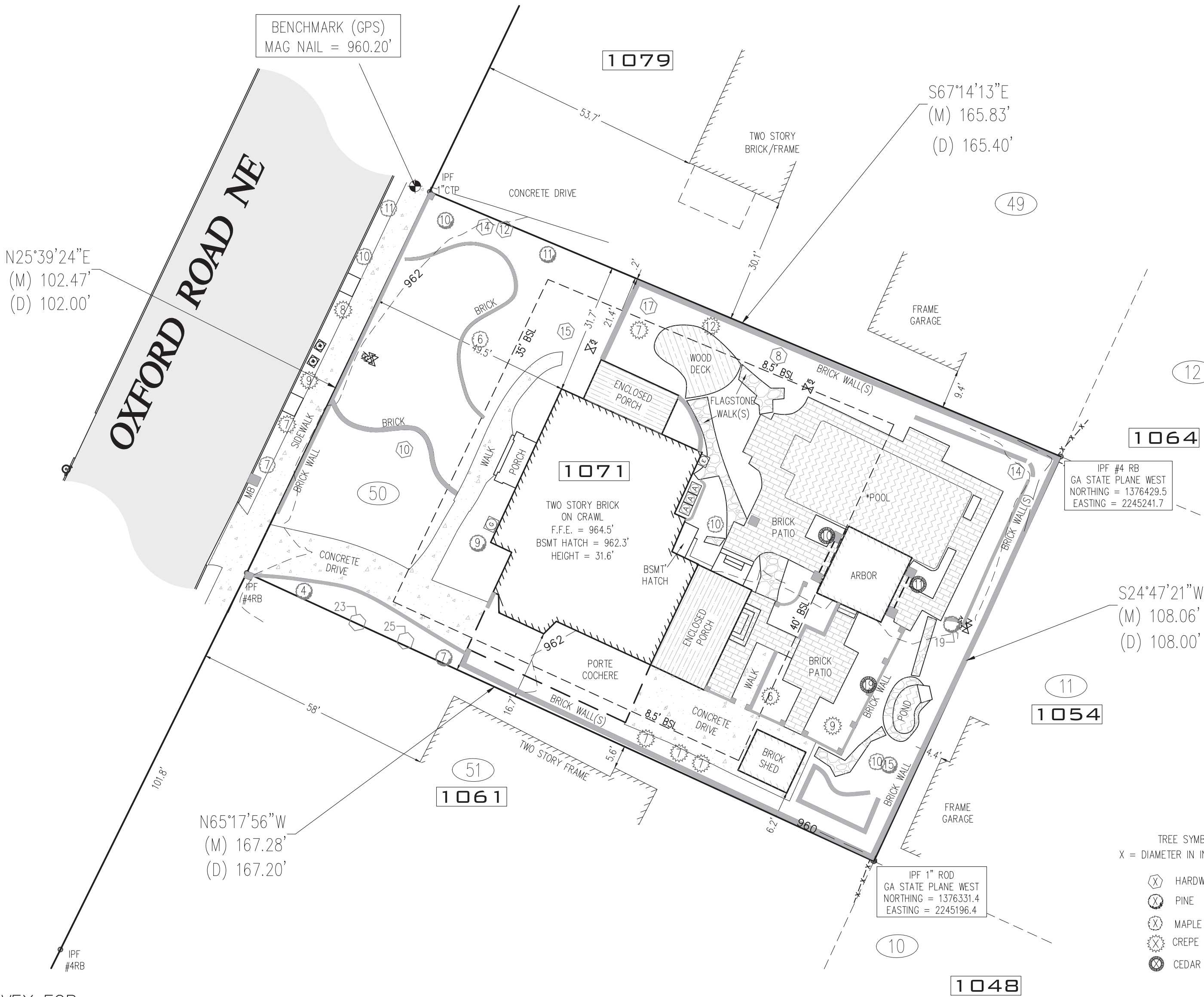
- POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
EOP EDGE OF PAVEMENT
CURB BACK OF CURB
BSL BUILDING SETBACK LINE (PRIMARY)
FFE FINISHED FLOOR ELEVATION
LLL LAND LOT LINE
PP POWER POLE
GW GUIDE WIRE
R/W RIGHT OF WAY
C.P. CALCULATED POINT
IPF IRON PIN FOUND
IPS 1/2" REBAR SET
BENCHMARK
SW SIDE WALK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

(M) MEASURED
(D) DEED
(P) PLAT



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

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BOUNDARY, TREE & TOPOGRAPHIC SURVEY FOR
RED LEVEL RENOVATIONS, LLC
LOT 50, BLOCK 12-B, DRUID HILLS SUBDIVISION

1071 OXFORD ROAD

DEKALB COUNTY, GEORGIA
LAND LOT 2, DIST 18
DATE: MARCH 28, 2025; MAY 20, 2026 (ADD TREE/TOPO)

SITE NOTES:

- TOTAL SITE AREA: 17,523 SF / 0.40 ACRES
TOTAL DISTURBED AREA: 9,257 SF / 0.21 ACRES
TAX ID: 18 002 04 016
- SITE ADDRESS: 1071 OXFORD ROAD NE, DEKALB COUNTY, GA 30306
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY DEKALB SURVEYS CO. DATED 05-20-2026..
- THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0062K DATED AUGUST 15, 2019 FOR INCORPORATED DEKALB COUNTY, GEORGIA.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNERS CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- ALL FUTURE CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE DEKALB COUNTY, AND STATE OF GEORGIA STANDARDS.
- UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
- THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
- ALL APPROPRIATE EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS, AND/OR FLOOD PLAIN BUFFERS THAT APPLY TO THIS PROPERTY ARE SHOWN ON THESE PLANS
- TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.

DEKALB COUNTY NOTES:

- GRADE TO DRAIN AWAY FROM FOUNDATION.
- ALL GRADED SLOPES TO BE AT A 3:1 SLOPE OR GREATER.
- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE. CALL FOR FINAL INSPECTION AT 404-371-4913.
- ALL CONSTRUCTION MUST CONFORM TO DEKALB COUNTY STANDARDS.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, CERTIFIED AS-BUILTS WILL ALSO BE REQUIRED.
- EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE IN-SITE INSPECTOR.
- ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR OR A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
- LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- WATER QUALITY BMP(s) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(s).
- WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY-FRIDAY 7:00am-7:00pm
SATURDAY 8:00am-5:00pm
- DEKALB COUNTY SANITATION DEPARTMENT IS RESPONSIBLE FOR GARBAGE AND RECYCLING PICK-UP
- DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEER OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT
- 72 HOURS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING.
- SEWER LATERALS OUTSIDE OF BUILDING REQUIRE SEPARATE PLUMBING PERMIT.
- PRIOR TO CONSTRUCTION OF ANY UTILITY FACILITIES WITHIN THE RIGHT-OF-WAY OF ANY COUNTY MAINTAINED ROADWAY, A PERMIT MUST BE OBTAINED FROM THE UTILITY COORDINATOR. [HTTPS://WWW.DEKALBCOUNTYGA.GOV/TRANSPORTATION/UTILITY-PERMITTING](https://www.dekalbcountyga.gov/transportation/utility-permitting)
- PRIOR TO CONSTRUCTION OF WATER MAINS AND SANITARY SEWER LINES, FINAL DESIGN APPROVAL MUST BE OBTAINED FROM DEPARTMENT OF WATERSHED MANAGEMENT.
- NOTIFY WATER AND SEWER INSPECTOR AT 770-732-6411 PRIOR TO START OF CONSTRUCTION
- ANY WALL OF 4' OR GREATER IN HEIGHT REQUIRES A SEPARATE BUILDING PERMIT BEFORE CONSTRUCTION
- DEVELOPERS AND PROPERTY OWNERS' ASSOCIATIONS SHALL ENSURE ACCESS TO ALL PRIVATE STREETS BY EMERGENCY AND LAW ENFORCEMENT VEHICLES AND SHALL ENSURE THAT PRIVATE STREETS ARE CONSTRUCTED TO ALLOW ACCESS BY ALL EMERGENCY VEHICLES AND LAW ENFORCEMENT VEHICLES.
- NO WOODY VEGETATION IS ALLOWED WITHIN 15' OF THE DOWNSTREAM TOE OF EARTHEN EMBANKMENT". (I.E. STUMPS, ETC)
- ANY CONSERVATION AREAS WILL BE RECORDED AT THE DEKALB COUNTY COURTHOUSE IN PERPETUITY WITH THE AFFECTED PROPERTIES

PRE-CONSTRUCTION LOT COVERAGE:

EXISTING IMPERVIOUS AREA	SF
EXISTING HOUSE	2,242
EXISTING FRONT CONCRETE DRIVE	1,535
EXISTING FRONT PORCH	77
EXISTING PORT COCHERE	585
EXISTING SIDE PORCH	215
EXISTING REAR PORCH	386
EXISTING BACK PATIOS	1,489
EXISTING FLAGSTONE WALKS	324
EXISTING WALLS	735
EXISTING BASEMENT HATCH	28
EXISTING ARBOR	302
EXISTING POOL (WATER SURFACE AREA)	873
EXISTING POND	122
EXISTING AC PADS	21
TOTAL EXISTING IMPERVIOUS AREA	8,934
EXISTING LOT COVERAGE	50.98%

POST-CONSTRUCTION LOT COVERAGE:

EXISTING IMPERVIOUS AREA TO REMAIN	SF
EXISTING HOUSE	2,188
EXISTING FRONT CONCRETE DRIVE + WALK	952
EXISTING FRONT PORCH	77
EXISTING SIDE PORCH	215
EXISTING REAR PORCH	386
EXISTING BACK PATIOS	1,287
EXISTING WALLS	677
EXISTING ARBOR	302
EXISTING POOL(WATER SURFACE AREA)	873
EXISTING POND	122
EXISTING AC PADS	21
TOTAL EXISTING AREA TO REMAIN	7,100
PROPOSED IMPERVIOUS AREA	SF
PROPOSED COVERED CARPORT	398
PROPOSED REAR BRICK STOOP	199
PROPOSED FRONT BRICK STOOP	24
TOTAL PROPOSED IMPERVIOUS AREA	621
TOTAL EXISTING AREA TO REMAIN	7,100
TOTAL POST CONSTRUCTION IMPERVIOUS AREA	7,721
TOTAL POST CONSTRUCTION LOT COVERAGE	44.06%

SEE THE DEMO PLAN FOR ALL ITEMS REMOVED FROM EXISTING IMPERVIOUS

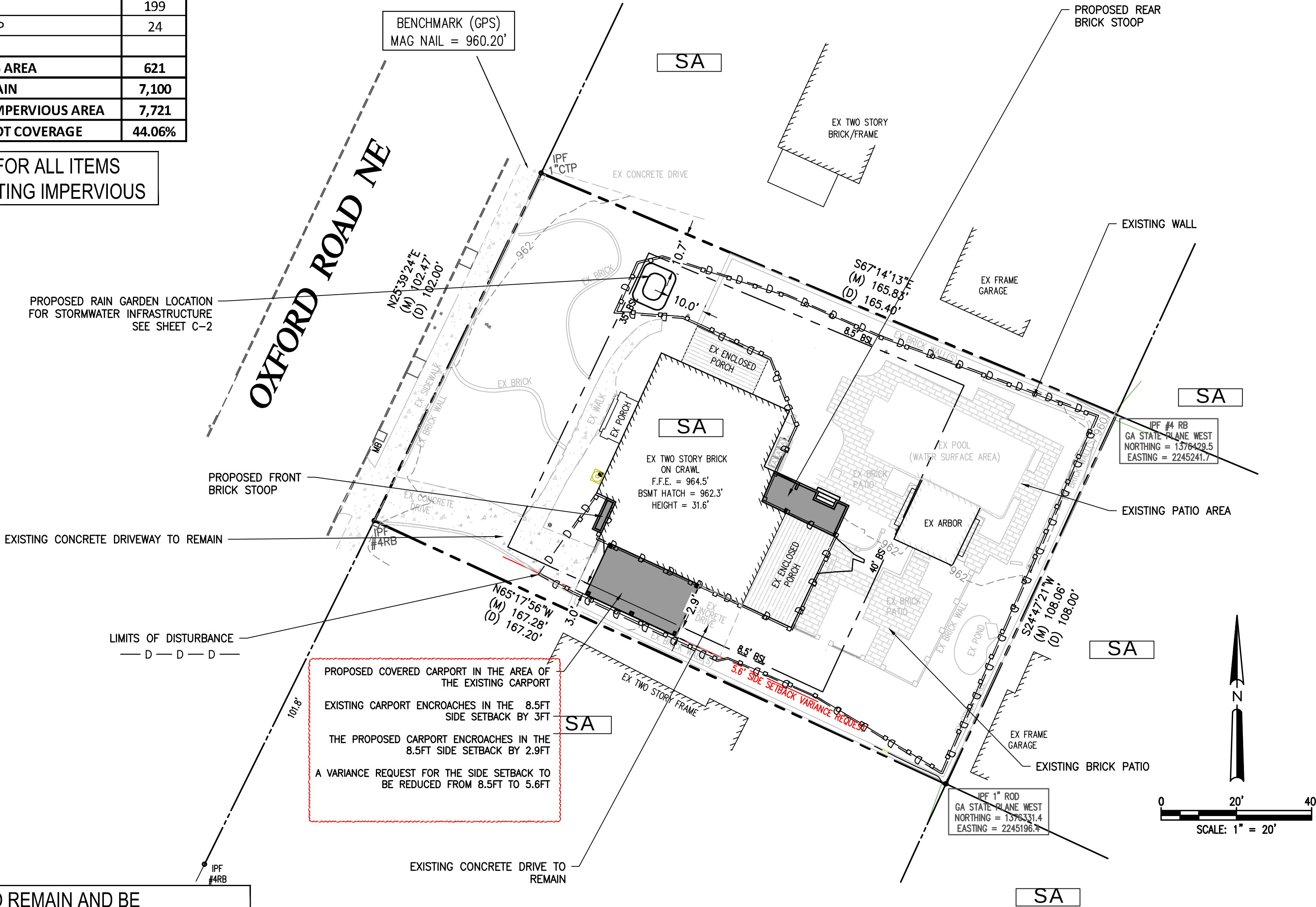
24 HOUR EMERGENCY CONTACT: DAN HANLON 404-425-4325



THE PROPOSED LOT COVERAGE IS 44.06%. THIS IS GREATER THAN THE MAXIMUM ALLOWED LOT COVERAGE OF 35.00%. HOWEVER, THE EXISTING LOT COVERAGE IS 50.98%. THE PROPOSED PLAN PROVIDES A REDUCTION IN THE LOT COVERAGE.

ZONING CONFORMANCE:

SITE ZONING: R-85 (RESIDENTIAL MEDIUM LOT-100) DISTRICT
MINIMUM LOT SIZE: 12,000 SF
LOT WIDTH: 85 FEET, MIN AT STREET
85 FEET, MIN AT BUILDING LINE
35 FEET, MIN FOR CULDESAC
FRONT SETBACK: 50 FEET MIN (THOROUGHFARES)
40 FEET MIN (ARTERIALS)
35 FEET MIN (COLLECTOR AND ALL OTHERS)
25 FEET MIN (ALLEY ACCESS)
SIDE SETBACK: 8.5 FEET (VARIANCE REQUIRED TO REDUCE SOUTH SIDE SETBACK TO 5.6 FEET)
REAR SETBACK: 40 FEET
LOT COVERAGE: SHALL NOT EXCEED 35%
FLOOR AREA: NO LESS THAN 1,800 SQ FEET
OFF-STREET PARKING: 2 SPACES
BUILDING HEIGHT: NO MORE THAN 35 FEET
OPEN SPACE: 20%



EXISTING UTILITIES TO REMAIN AND BE PROTECTED FOR USE WITH NEW CONSTRUCTION

Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Fraser Street
Marietta, GA 30060
678-324-8410
www.crescentvieweng.com

Prepared For:
**RED LEVEL
RENOVATIONS**
SITE ADDRESS:
DRUID HILLS SUB,
LOT 50, BLOCK 12-B, GA

DESIGNED	SWS
DRAWN	SWS
CHECKED	UJZ
IN CHARGE	CHB
DATE	09 JUN 2026

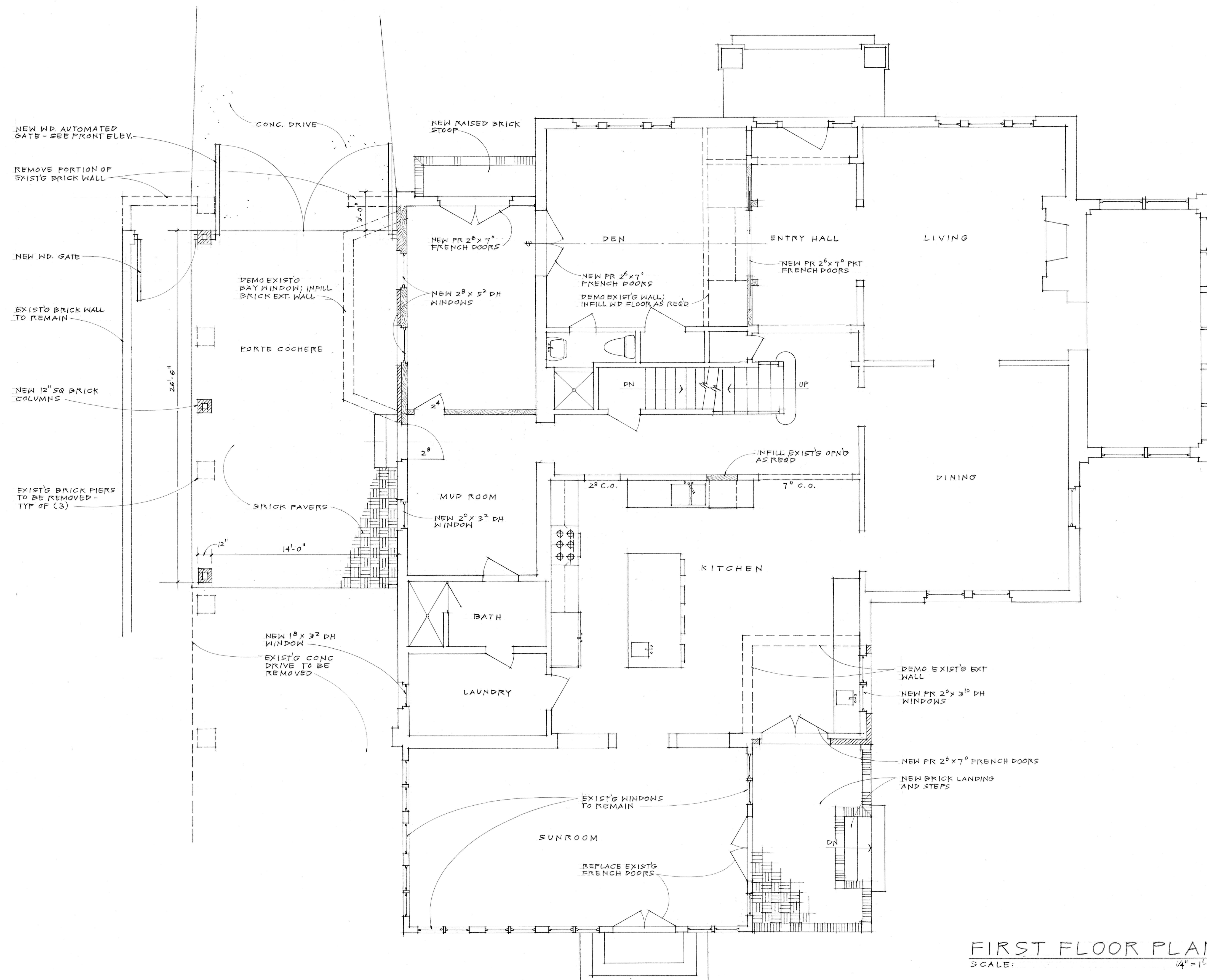
REV	DATE	BY	CHKD	ADJ	CHB	DESCRIPTION
1	08/12/2026					VARIANCE NOTES

CONSTRUCTION PLANS FOR:

1071 OXFORD ROAD
LAND LOT 2, DISTRICT 18
DEKALB COUNTY, GEORGIA

CVE PI # 25-338

SHEET NO.
C-1



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

REVISIONS	BY

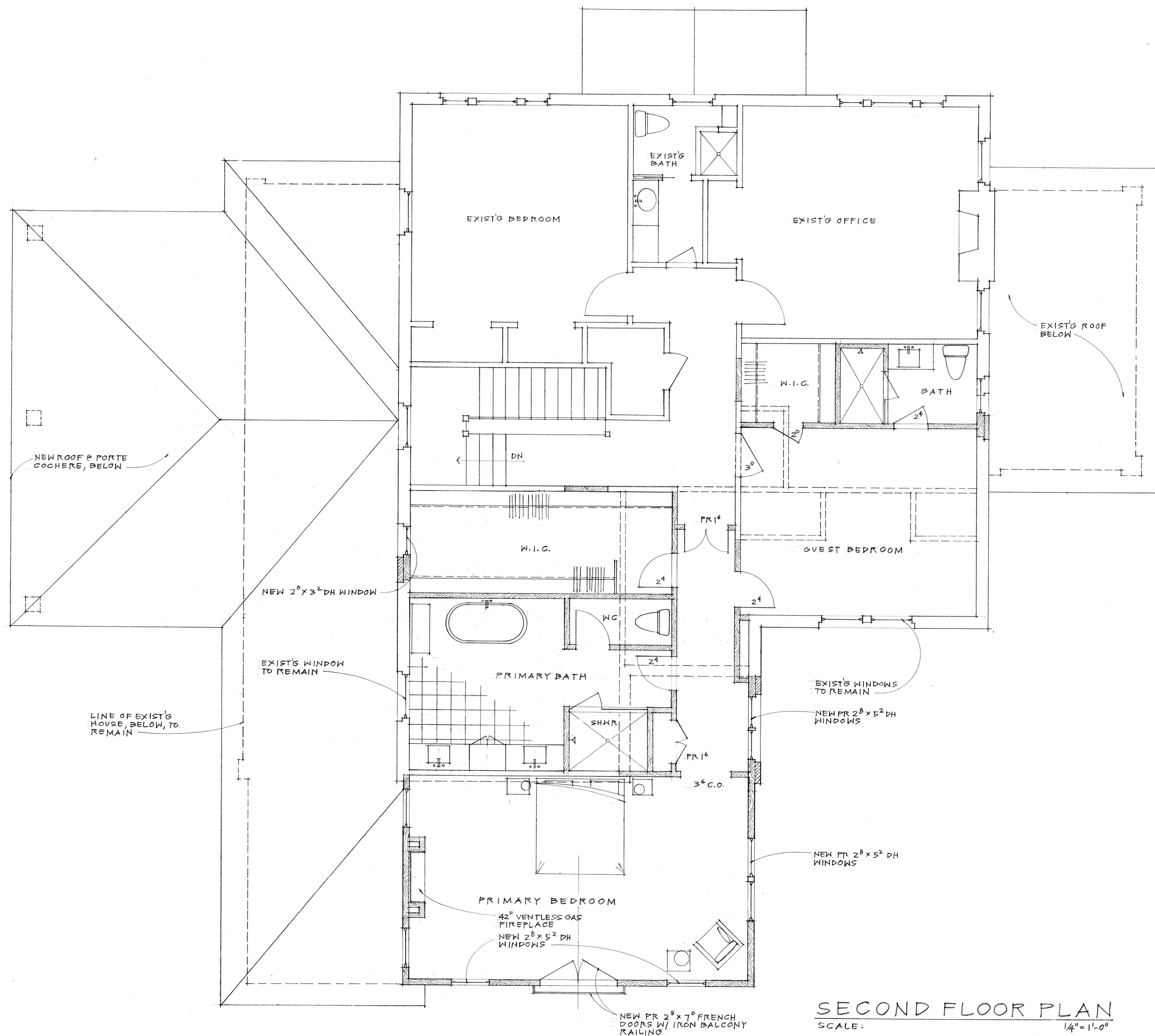
JOHN STEVEN CONWAY
ARCHITECT
404 378 5787
JSCONWAY@AOL.COM
307 GLENN CIRCLE
DECATUR, GA 30030

PROPOSED RENOVATIONS FOR

Evans Harrell and Mo Burke

1071 Oxford Road, Atlanta, GA 30307

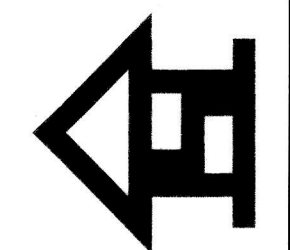
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Scale	NOTED
Drawn	JSC
Job	
Sheet	A-1
Of	Sheets



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

REVISIONS	BY

JOHN STEVEN CONWAY
ARCHITECT
404 378 5787
JSCONWAY@AOL.COM
307 GLENN CIRCLE
DECATUR, GA 30030



PROPOSED RENOVATIONS FOR
Evans Harrell and Mo Burke
1071 Oxford Road, Atlanta, GA 30307

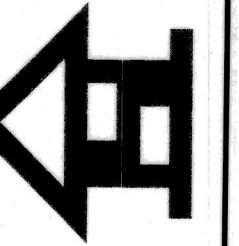
Date 2-12-26
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Drawn JSC
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A-2
Of Sheets



REVISIONS BY

JOHN STEVEN CONWAY
ARCHITECT
404 378 5787
JSCONWAY@AOL.COM
307 GLENN CIRCLE
DECATUR, GA 30030



PROPOSED RENOVATIONS FOR
Evans Harrell and Mo Burke
1071 Oxford Road, Atlanta, GA 30307

Date 3-2-26

Scale NOTED

Drawn JSC

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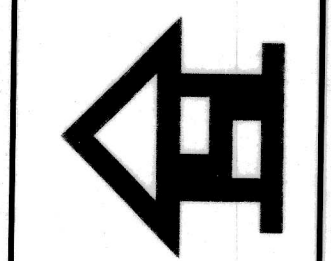
Sheet

A-3

Of Sheets

REVISIONS	BY

JOHN STEVEN CONWAY
ARCHITECT
404.378.5787
JSCONWAY@AOL.COM
307 GLENN CIRCLE
DECATUR, GA 30030



PROPOSED RENOVATIONS FOR
Evans Harrell and Mo Burke
1071 Oxford Road, Atlanta, GA 30307

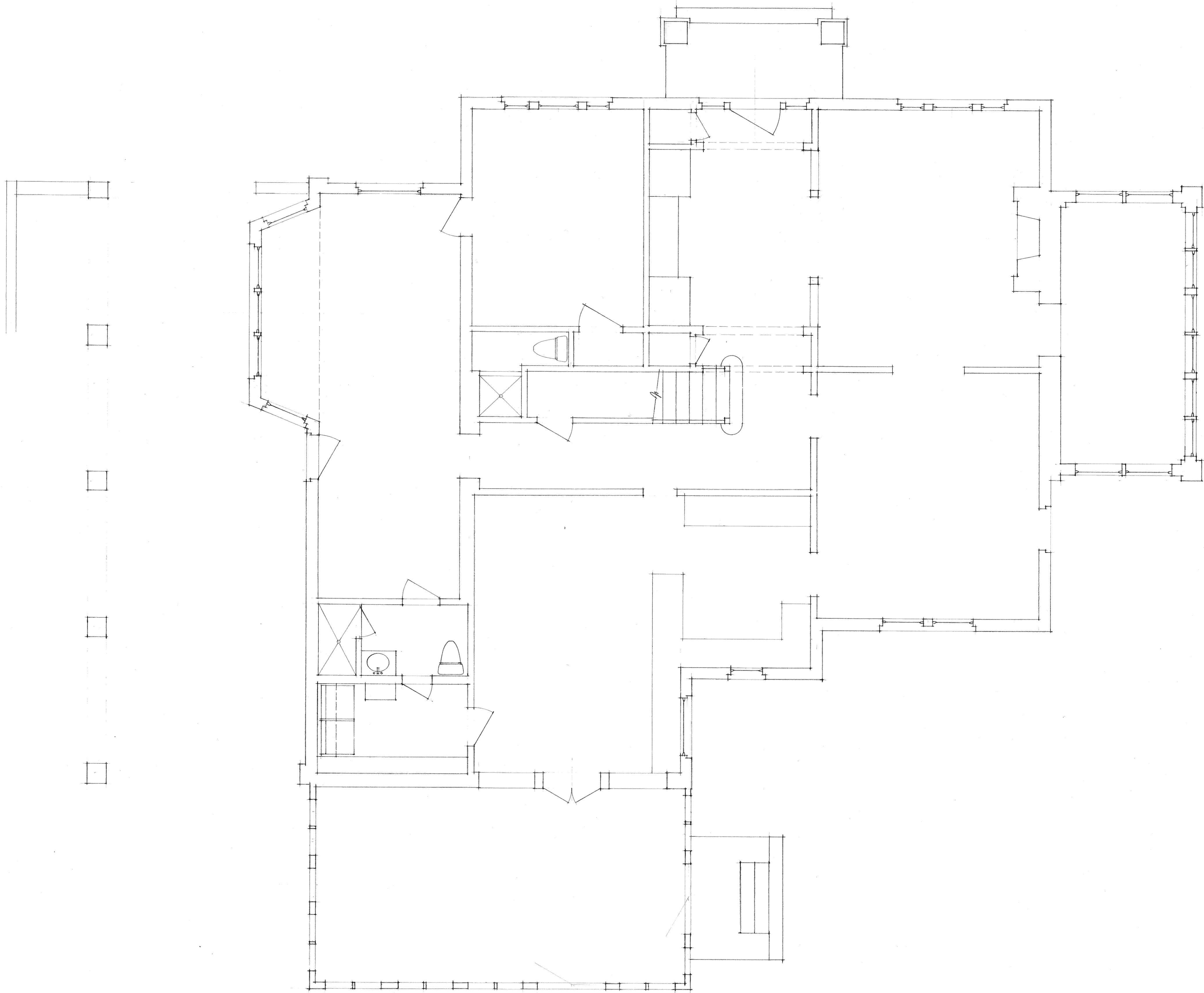
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LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

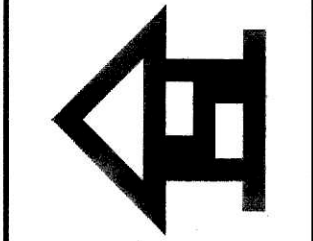


ALTERNATE REAR ELEVATION
SCALE: 1/4" = 1'-0"



REVISIONS	BY

JOHN STEVEN CONWAY
ARCHITECT
404.378.5778
JSCONWAY@AOL.COM
307 GLENN CIRCLE
DECATUR, GA 30030



PROPOSED RENOVATIONS FOR
Evans Harrell and Mo Burke
1071 Oxford Road, Atlanta, GA 30307

Date
Scale
Drawn
Job

Sheet
EX-1
Of Sheets

[illegible]