



CITY OF ATLANTA

M. KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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JAMES SHELBY
Commissioner

**CHARLETTA WILSON
JACKS**
Director, Office of
Planning

Proposed Agenda
ATLANTA URBAN DESIGN COMMISSION
November 25, 2013
Reconvened on
December 11, 2013 at 4:00pm
Old City Hall Council Chambers, Second Floor

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
4. Business:
 - a) Application for a Type II Certificate of Appropriateness (CA2-13-286) for window alterations and a Type III Certificate of Appropriateness (CA3-13-298) for a variance to allow the replacement of windows in standard condition and to change the function of a window at **3092 West Peek Rd.** - Property is zoned R-3 / Collier Heights Historic District.
Applicant: Mark Graffagnino
6115 River Chase Circle
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
 - b) Application for a Type III Certificate of Appropriateness (CA3-13-288) for alterations, demolition, and a two-story rear addition at **880 Springdale Rd.** - Property is zoned Druid Hills Landmark District (Subarea 3).
Applicant: Stephen M. Ozcomert
880 Springdale Road
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- c) Application for a Type III Certificate of Appropriateness (CA3-13-290) for alterations and a rear addition at **858 Ashland Ave.** - Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Ute Banse
1077 Alta Avenue

Staff Recommendation: Approve with conditions.

Commission voted: Approved with revised conditions.

- d) Application for a Review and Comment (RC-13-291) on the demolition of a single family house at **3162 Lenox Rd.** - Property is zoned R-3.
Applicant: Kissberg Construction
1100 2nd Street

Staff Recommendation: Commission to deliver comments at the meeting.

Commission Voted: The Commission confirmed delivery of comments.

- e) Application for a Type III Certificate of Appropriateness (CA3-13-293) for a front porch addition and alterations at **770 Ormewood Ave.** - Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Simon Pine
1000 Ashwood Pkwy

Staff Recommendation: Approve with conditions.

Commission voted: Approved with revised conditions.

- f) Application for a Type III Certificate of Appropriateness (CA3-13-294) for a subdivision at **145 Pearl St.** - Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Joel Borgman
556 Ponce De Leon Manor

Staff Recommendation: Approve with one condition.

Commission Voted: Approved.

- g) Application for a Type III Certificate of Appropriateness (CA3-13-296) for a front porch addition at **782 Delmar Ave.** - Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Shona Griffin
4000 Ferry Heights Drive

Staff Recommendation: Approve with conditions.

Commission voted: Approve with revised conditions.

Cases deferred from previous meetings

- h) Application for a Type III Certificate of Appropriateness (CA3-13-202) for major alterations and an addition at **481 Atlanta Ave.** - Property is zoned R-5/Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Michael Townsend
475 Atlanta Avenue

Deferred on August 14, 2013

Deferred on August 28, 2013

Deferred on September 11, 2013

Staff Recommendation: Approve with conditions.

Commission Voted: Approved with revised conditions.

- i) Application for a Type III Certificate of Appropriateness (CA3-13-264) for a new single family house at **660 Woodward Ave.** - Property is zoned R-5/Grant Park Historic District (Subarea 1).

Applicant: Intown Renewal Developers

1270 Caroline Street

Deferred on November 13, 2013

Staff Recommendation: Approve with conditions.

Commission Voted: Approved with revised conditions.

- j) Application for a Type III Certificate of Appropriateness (CA3-13-281) for a new single family house at **109 Hogue St.** - Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2)/Beltline.

Applicant: Intown Builders, LLC

655 Ralph McGill Blvd.

Deferred on November 13, 2013

Staff Recommendation: Approve with conditions.

Commission voted: Approved with conditions.

- k) Application for Type III Certificates of Appropriateness (CA3-13-282) for a variance to reduce the south side yard setback from 7' (required) to 3.4' (proposed) and the north side yard setback from 7' (required) to 5' (proposed) and (CA3-13-283) for a new single family house at **105 Hogue St.** - Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2)/Beltline.

Applicant: Intown Builders, LLC

105 Hogue Street

Deferred on November 13, 2013

Staff Recommendation: CA3-13-282. Approve with conditions.

Commission Voted: Approved with revised conditions.

Staff Recommendation: CA3-13-283. Approve with conditions.

Commission Voted: Approved with conditions.

Cases originally scheduled for the December 11, 2013 meeting

- a) Application for a Type III Certificate of Appropriateness (CA3-13-300) for a variance to increase the width of a driveway from 10 ft. (required) to 32 ft. (proposed) at **698 Queen St.** - Property is zoned R-4A / West End Historic District / Beltline.

Applicant: Cynthia Watts

1129 Oglethorpe Avenue

Staff Recommendation: Deny.

Commission Voted: Denied without prejudice.

- b) Application for a Type II Certificate of Appropriateness (CA2-13-301) for alterations at **398 Augusta Ave.** - Property is zoned R-5 / Grant Park Historic District (Subarea 1).

Applicant: David Ritsch

57 Standish Avenue

Staff Recommendation: Approve with conditions.

Commission Voted: Approved with Conditions.

- c) Application for a Type III Certificate of Appropriateness (CA3-13-303) for a rear addition at **529 Grant St.** - Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: William Simmons Jr.
620 Pinetree Drive
Staff Recommendation: Defer.
Commission voted: Deferred to the February 26th meeting.
- d) Application for a Type II Certificate of Appropriateness (CA2-13-304) for a roof top addition / awning at **357 Edgewood Ave.** - Property is zoned Martin Luther King, Jr. Landmark District (Subarea 5).
Applicant: Matt Ruppert
357 Edgewood Avenue
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- e) Application for a Review and Comment (RC-13-306) for renovations and addition at **3116 Benjamin E Mays Dr. (Jean Childs Young Middle School)** - Property is zoned R-3.
Applicant: Barbara Crum
1315 Peachtree Street
Staff Recommendation: Confirm delivery of comments.
Commission Voted: The Commission confirmed delivery of comments.
- f) Application for a Type III Certificate of Appropriateness (CA3-13-307) for alterations and addition at **915 Confederate Ave.** - Property is zoned R-5/Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Minyu Pan
610 Oak Alley Way, Alpharetta
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- g) Application for a Type II Certificate of Appropriateness (CA2-13-308) for alterations at **301 Peters St.** - Property is zoned Castleberry Hill Landmark District (Subarea 1).
Applicant: Shekevia Hawkins
204 Woodmill Way
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- h) Application for a Type III Certificate of Appropriateness (CA3-13-309) for a new single family house at **393 Georgia Ave.** - Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: Raymont Walker
288 Prospect Street
Staff Recommendation: Defer to the January 8, 2014 meeting.
Commission voted: Deferred to the January 8, 2014 meeting.

- i) Application for a Type II Certificate of Appropriateness (CA2-13-311) for window alterations at **881 Memorial Dr.(Great Atlantic and Pacific Tea Company)**.
- Property is zoned MRC-3-C / Beltline / Landmark Building/Site (LBS)
Applicant: William Stephenson
1145 Alta Avenue
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- j) Application for a Type II Certificate of Appropriateness (CA2-13-312) for renovations and site work **675 Brookline St.** - Property is zoned R-4A/Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Lisa Ridenhour
675 Brookline Street
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- k) Application for a Type III Certificate of Appropriateness (CA3-13-313) for a rear attic build out / addition at **1096 St Charles Pl.** - Property is zoned R-4 / Atkins Park Historic District.
Applicant: Joe Trahan
1096 St. Charles Place
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions
- l) Application for a Review and Comment (RC-13-314) for alterations and site work at **45 Whitehouse Dr. (Washington High School)** - Property is zoned R-4 / Beltline / Landmark Building/Site (LBS).
Applicant: Steve Bennett / Travis Pruitt and Associates
4317 Park Drive, Norcross
Staff Recommendation: Confirm delivery of comments.
Commission voted: The Commission confirmed delivery of comments.
- m) Application for a Type II Certificate of Appropriateness (CA2-13-315) for alterations at **999 Lawton St.** - Property is zoned R-4A / Oakland City Historic District / Beltline.
Applicant: Roba Myrick
999 Lawton Street
Staff Recommendation: Approve with conditions.
Commission voted: Approved with revised conditions.
- n) Application for a Type III Certificate of Appropriateness (CA3-13-316) for alterations and addition at **1090 Austin Ave.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Quetzal Sierra and Scott Newton
3214 Creek Dr, Marietta
Staff Recommendation: Approve with conditions.
Commission voted: Approved with revised conditions.

Cases deferred from Previous Meetings:

- o) Application for a Type II Certificate of Appropriateness (CA2-13-252) for alterations and a Type III Certificate of Appropriateness (CA3-13-305) for a variance to allow replacement windows that do not meet the District regulations at **190 Walker, Suite 201**. - Property is zoned Castleberry Hill Landmark District (Subarea 1).
Applicant: Wayne S. Hardy
2470 Lake Drive

Deferred on October 23, 2013

Deferred on November 13, 2013

Staff Recommendation: CA2-13-252. Approve with conditions.

Commission Voted: Approved with conditions.

Staff Recommendation: CA3-13-305. Deny.

Commission voted: Denied.

5. Other Business

- Formation of Nomination Committee for 2014 Chair and Vice Chair positions
- Review of By-Laws

6. Adjournment 8:43