



CITY OF ATLANTA

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MAYOR

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CHARLETTA WILSON
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Director, Office of
Planning

Proposed Agenda
ATLANTA URBAN DESIGN COMMISSION
September 24, 2014
Atlanta City Hall Council Chambers, Second Floor
4:00 pm

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
4. Business:

Cases originally scheduled for the September 10, 2014 meeting:

- a) Application for a Type III Certificate of Appropriateness (CA3-14-240) for a variance to allow a front porch configuration that does not meet the compatibility rule and (CA3-14-250) for a front porch addition at **195 Powell St.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.

Applicant: Kevin Maher
4300 Paces Ferry Rd.

Staff Recommendation: Defer to October 8th to allow an additional variance.

Commission Voted: Deferred to the October 8, 2014 Commission meeting due to a loss of quorum.

- b) Application for a Type III Certificate of Appropriateness (CA3-14-242) for a variance to allow a public sidewalk that does not meet the district regulations at **641 Killian St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.

Applicant: Cohen Fulton Properties, LLC.
2212 Glenridge Ln.

Staff Recommendation: Deny.

Commission Voted: Approved with a condition.

- c) Application for a Review and Comment (RC-14-243) for site work and new construction at **2125 Northside Dr (Bitsy Grant Tennis Center).** Property is zoned R-3.

Applicant: American Platform Tennis
2640 Howell Mill Rd.

Staff Recommendation: Commission will deliver comments at the meeting.

Commission voted: The Commission confirmed the delivery of comments.

- d) Application for a Review and Comment (RC-14-244) for demolition of a one story building at **285 Sheridan Dr (aka 2890 North Fulton Dr.) (Garden Hills Elementary School)**. Property is zoned R-4.
Applicant: David Blumenthal
4317 Park Dr., Norcross
Staff Recommendation: Commission will deliver comments at the meeting.
Commission voted: The Commission confirmed the delivery of comments.
- e) Application for a Review and Comment (RC-14-246) for new interpretive and wayfinding signage at **various addresses along Auburn Ave.** Property is zoned Martin Luther King, Jr. Landmark District.
Applicant: Atlanta Downtown Improvement District
84 Walton St. Suite 500
Staff Recommendation: Commission will deliver comments at the meeting.
Commission voted: The Commission confirmed the delivery of comments.
- f) Application for a Type III Certificate of Appropriateness (CA3-14-247) for a variance to allow parking and a 6 foot tall privacy fence/wall in the Pavilion Street front yard at **405 Georgia Ave (aka 0 Georgia Ave.)**. Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: Michael Dryden
398 Grant Park Pl.
Staff Recommendation: Approve with conditions.
Commission voted: Approved with revised conditions.
- g) Application for a Type III Certificate of Appropriateness (CA3-14-248) for alterations and an addition at **820 Oakdale Ave.** Property is zoned Druid Hills Landmark District.
Applicant: David Ogram
1708 Peachtree St.
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

Deferred Cases

- h) Application for a Type III Certificate of Appropriateness (CA3-14-139) for a new single family house at **627 Moreland Ave.** Property is zoned SPI-7 (Subarea 2C).
Applicant: Jerry Davis
255 E. Lanier Ave., Fayetteville
Staff Recommendation: Deny without prejudice.
Commission voted: deferred to the October 8, 2014 Commission meeting due to a loss of Quorum
- i) Application for a Type III Certificate of Appropriateness (CA3-14-140) for a new single family house at **621 Moreland Ave.** Property is zoned SPI-7 (Subarea 2C).
Applicant: Jerry Davis
255 E. Lanier Ave., Fayetteville
Staff Recommendation: Deny without prejudice.
Commission voted: Deferred to the October 8, 2014 Commission meeting due to a loss of Quorum

- j) Application for a Type III Certificate of Appropriateness (CA3-14-220) for a special exception to allow a wall in the front yard, and to allow a fence/wall higher than 4 feet in the front yard at **69 Randolph St.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline.
Applicant: Patrick Hand
28 3rd Ave.
Staff Recommendation: Defer.
Commission Voted: Deferred to the October 22, 2014 Commission meeting.
- k) Application for a Type III Certificate of Appropriateness (CA3-14-145) for alterations and an addition at **377 Edgewood Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 5).
Applicant: Dana Armour
283 Prospect Pl.
Staff Recommendation: Deny without prejudice.
Commission Voted: Deferred to the October 8, 2014 Commission meeting due to a loss of quorum.
- l) Application for a Type III Certificate of Appropriateness (CA3-14-192) for a variance to change the block face for the purposes of compatibility comparisons and (CA3-14-185) for a new single family house at **606 Pickett St. (aka 0 & 209 Savannah St.)**. Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Paul Bolster
193 Tye St.
Staff Recommendation (CA3-14-192): Deny.
Commission Voted: Approved.
Staff Recommendation (CA3-14-185): Defer.
Commission Voted: Approved with a condition.

Cases originally scheduled for the September 24, 2014 meeting:

- a) Application for a Type II Certificate of Appropriateness (CA2-14-249) for alterations at **1251 Greenwich St.** Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Warren Anderson
1251 Greenwich St.
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with revised conditions.
- b) Application for a Type III Certificate of Appropriateness (CA3-14-252) for alterations and additions at **184 Berean Ave.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Carolyn Jordan-White
828 Virgil St.
Staff Recommendation: Defer to the October 8, 2014 meeting.
Commission Voted: Deferred to the October 22, 2014 Commission meeting.

- c) Application for a Type III Certificate of Appropriateness (CA3-14-253) for alterations and an addition to an accessory structure at **370 Sinclair Ave.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: M. Scott Ball
426 Sinclair Ave.
Staff Recommendation:
Commission Voted: Deferred to the October 8, 2014 Commission meeting due to a loss of quorum.
- d) Application for Review and Comment (RC-14-255) for additions and site work at **1305 Oakland Dr. (Rev. James Orange Park).** Property is zoned R-5.
Applicant: David Freedman – Freedman Engineering Group
1000 Whitlock Ave. Suite 320 #218, Marietta
Staff Recommendation: Commission will deliver comments at the meeting.
Commission Voted: The Commission confirmed the delivery of comments.
- e) Application for a Type II Certificate of Appropriateness (CA2-14-257) for alterations at **288 Milledge Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: Sheri Baker
288 Milledge Ave.
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- f) Application for a Type III Certificate of Appropriateness (CA3-14-258) for alterations and an addition at **280 Elizabeth St. (aka 299 North Highland Ave.)** Property is zoned C-2 / Inman park Historic District (Subarea 3) / Beltline.
Applicant: John Bencich
154 Krog St. N.E. #170
Staff Recommendation: Deny without prejudice.
Commission Voted: Deferred to the October 8, 2014 Commission meeting due to a loss of quorum.
- g) Application for Review and Comment (RC-14-259) for site work and renovations at **530 Oliver St. (Lindsay St. Park).** Property is zoned R-4A / Beltline.
Applicant: Matthew Wilder, PLA, ASLA
3500 Parkway Ln. Suite 600, Norcross
Staff Recommendation: Commission will deliver comments at the meeting.
Commission Vo5ted: The Commission confirmed the delivery of comments.
- h) Application for Review and Comment (RC-14-260) for site work and renovations at **1960 Delowe Dr. (Adams Park).** Property is zoned R-3.
Applicant: Matthew Wilder, PLA, ASLA
3500 Parkway Ln. Suite 600, Norcross
Staff Recommendation: Commission will deliver comments at the meeting.
Commission voted: The Commission confirmed the delivery of comments.

- i) Application for a Type II Certificate of Appropriateness (CA2-14-261) for alterations and site work at **1320 Ponce De Leon Ave.** Property is zoned Druid Hills Landmark District.
Applicant: Dr. Dan Marshburn
1320 Ponce De Leon Ave.
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- j) Application for Review and Comment (RC-14-262) for alterations, additions, and demolition of an accessory structure at **82 Brighton Rd.** Property is zoned R-4 / Brookwood Hills Conservation District / Beltline.
Applicant: James Ferguson – Home Rebuilders
2120 Plasters Bridge Rd.
Staff Recommendation: Send letter with comments.
Commission voted: The Commission will send a letter with comments to the Applicant.

- k) Application for Review and Comment (RC-14-277) on a revised site plan for rezoning application Z-14-043 at **776 Mercer St.** Property is zoned R-4B / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Philippe Pellerin
744 Hill St.
Staff Recommendation: Send a letter with comments.
Commission Voted: The Commission will send a letter with comments to the ZRB.

Cases deferred from previous meetings:

- l) Application for a Type III Certificate of Appropriateness (CA3-14-089) for the construction of a new single family house / townhome at **789 Cherokee Ave. (aka 765 Harrison Pl. Unit – 1).** Property is zoned PD-MU / Grant Park Historic District (Subarea 1).
Applicant: Gail Glozier
3763 Rogers Bridge Rd., Duluth
Staff Recommendation: Defer to January 14, 2015.
Commission Voted: Deferred to the October 8, 2014 Commission meeting due to a loss of quorum.

- m) Application for a Type III Certificate of Appropriateness (CA3-14-090) for the construction of a new single family house / townhome at **789 Cherokee Ave. (aka 765 Harrison Pl. Unit – 2).** Property is zoned PD-MU / Grant Park Historic District (Subarea 1).
Applicant: Gail Glozier
3763 Rogers Bridge Rd., Duluth
Staff Recommendation: Defer to January 14, 2015.
Commission Voted: Deferred to the October 8, 2014 Commission meeting due to a loss of quorum.

- n) Application for a Type III Certificate of Appropriateness (CA3-14-091) for the construction of a new single family house / townhome at **789 Cherokee Ave. (aka 765 Harrison Pl. Unit – 3)**. Property is zoned PD-MU / Grant Park Historic District (Subarea 1).
Applicant: Gail Glozier
3763 Rogers Bridge Rd., Duluth
Staff Recommendation: Defer to January 14, 2015.
Commission Voted: Deferred to the October 8, 2014 Commission meeting due to a loss of quorum.
- o) Application for a Type III Certificate of Appropriateness (CA3-14-162) for a rear deck addition at **257 Peters St.** Property is zoned Castleberry Hill Landmark District (Subarea 1).
Applicant: Monica Woods
2814 Oxford Dr., Decatur
Staff Recommendation: Deny without prejudice.
Commission Voted: Deferred to the October 8, 2014 Commission meeting due to a loss of quorum.
- p) Application for a Type III Certificate of Appropriateness (CA3-14-221) for a special exception to allow a fence at the front of the property, to allow an accessory structure between the building and the street, and to allow a deck on the front façade of the structure at **420 Edgewood Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4) / Beltline.
Applicant: Juan Martinez
2112 Hosea Williams Drive
Staff Recommendation: Defer to October 8, 2014
Commission Voted: Deferred to the October 8, 2014 Commission meeting due to a loss of quorum.
- q) Application for a Type III Certificate of Appropriateness (CA3-14-256) for a variance to reduce the west side yard setback from 25 feet (required) to 14.5 feet (Proposed) and a Type II Certificate of Appropriateness (CA2-14-230) for alterations at **1505 Fairview Rd.** Property is zoned Druid Hills Landmark District.
Applicant: Karen Soorikian
219 Fairfield Rd., Decatur
Staff Recommendation: Defer to October 8, 2014.
Commission Voted: Deferred to the October 8, 2014 Commission meeting due to a loss of quorum.

5. Other Business

6. Adjournment – **7:21 due to a loss of quorum.**