



## CITY OF ATLANTA

M. KASIM REED  
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
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CHARLETTA WILSON  
JACKS  
Director, Office of  
Planning

**Hearing Agenda**  
**ATLANTA URBAN DESIGN COMMISSION**  
**December 10, 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:
  - a) Application for a Type III Certificate of Appropriateness (CA3-14-361) for a new single family house at **812 Peeples St.** Property is zoned R-4A / West End Historic District / Beltline.  
Applicant: Mario McMichael  
6700 Tara Blvd.  
**Staff Recommendation: Defer to the meeting of January 14, 2015.**  
**Commission Voted: Deferred to the meeting of January 14, 2015.**
  - b) Application for a Type II Certificate of Appropriateness (CA2-14-365) for alterations at **850 Euclid Ave.** Property is zoned RG-3 / Inman Park Historic District (Subarea 1) / Beltline.  
Applicant: H. Arthur Rountree  
410 Peachtree Pkwy. # 4245, Cumming  
**Staff Recommendation: Deny without prejudice.**  
**Commission Voted: Denied Without prejudice.**
  - c) Application for a Type II Certificate of Appropriateness (CA2-14-366) for site work at **1463 Fairview Rd.** Property is zoned Druid Hills Landmark District.  
Applicant: Melissa Egan  
1463 Fairview Rd.  
**Staff Recommendation: Defer to the meeting of February 11, 2015 at the Applicant's request.**  
**Commission Voted: Deferred to the meeting of February 11, 2014.**

- d) Application for a Type II Certificate of Appropriateness (CA2-14-368) for site work at **832 Springdale Rd.** Property is zoned Druid Hills Landmark District.  
Applicant: Robert Castellani  
832 Springdale Rd.  
**Staff Recommendation: Approve.**  
**Commission Voted: Approved.**
- e) Application for a Type III Certificate of Appropriateness (CA3-14-369) for an addition and site work at **248 Oakland Ave. (aka 438 Memorial Dr.) (Oakland Cemetery).** Property is zoned Oakland Cemetery Landmark District.  
Applicant: Sara Henderson  
248 Oakland Ave.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- f) Application for a Type II Certificate of Appropriateness (CA2-14-371) for alterations at **130 Walker St.** Property is zoned Castleberry Hill Landmark District (Subarea 1)  
Applicant: Ryan Seger  
130 Walker St.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- g) Application for a Review and Comment (RC-14-372) for alterations and additions at **31 Woodcrest Ave.** Property is zoned R-4 / Brookwood Hills Conservation District.  
Applicant: Gail Glozier  
3763 Rogers Bridge Rd, Duluth  
**Staff Recommendation: Send a letter with comments.**  
**Commission Voted: The Commission will send a letter with comments to the Applicant.**
- h) Application for a Type II Certificate of Appropriateness (CA2-14-374) for alterations at **251 Iswald St.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.  
Applicant: Josh Palmer  
1550-A Oak Industrial Lane, Cumming  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- i) Application for a Type III Certificate of Appropriateness (CA3-14-376) for a variance to allow an expansion of a deck in a front yard, and additions in the side and front yards that have smaller setbacks than the existing house, and (CA3-14-375) for alterations and additions at **242 Elizabeth St.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.  
Applicant: Scott Reynolds  
242 Elizabeth St.  
**Staff Recommendation – (CA3-14-376): Approve.**  
**Commission Voted: Approved**  
**Staff Recommendation – (CA3-14-375): Approve with conditions.**  
**Commission Voted: Approved with conditions.**

- j) Application for a Review and Comment (RC-14-377) for site work at **115 Jackson St. (Hope-Hill Martin Luther King, Jr. Park)**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 3) / Beltline.  
Applicant: Daniel Calvert  
233 Peachtree St., Suite 1700  
**Staff Recommendation: Commission will deliver comments at the meeting.**  
**Commission Voted: The Commission confirmed the delivery of comments.**
- k) Application for a Type II Certificate of Appropriateness (CA2-14-378) for alterations at **783 Lynwood St.** Property is zoned R-5/Grant Park Historic District (Subarea 1) / Beltline.  
Applicant: Shona Griffin  
4000 Ferry Heights Dr.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- l) Application for a Type II Certificate of Appropriateness (CA2-14-379) for a revision of plans at **551 Harwell Rd.** Property is zoned R-3 / Collier Heights Historic District.  
Applicant: Shona Griffin  
4000 Ferry Heights Dr.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with revised conditions.**
- m) Application for a Type II Certificate of Appropriateness (CA2-14-380) for alterations and revision of plans at **1320 Ponce De Leon Ave.** Property is zoned Druid Hills Landmark District.  
Applicant: Dan and Melinda Marshburn  
1320 Ponce De Leon Ave.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with revised conditions.**
- n) Application for a Review and Comment (RC-14-381) for demolition of a single family house at **959 Hill St.** Property is zoned R-5-C/Beltline  
Applicant: Henrietta Kisseh  
1100 2nd St., Stone Mountain  
**Staff Recommendation: Commission will deliver comments at the meeting.**  
**Commission Voted: The Commission confirmed the delivery of comments.**
- o) Application for a Review and Comment (RC-14-382) for site work at **650 Cleveland Ave. (Hutchinson Elementary)** Property is zoned O-I.  
Applicant: Reed Parker  
5074 Bristol Industrial Way, Suite A  
**Staff Recommendation: Commission will deliver comments at the meeting.**  
**Commission Voted: The Commission confirmed the delivery of comments.**
- p) Application for a Review and Comment (RC-14-383) for demolition of a single family house at **271 Tuskegee St.** Property is zoned R-5-C / Beltline.  
Applicant: Henrietta Kisseh  
1100 2nd St., Stone Mountain  
**Staff Recommendation: Commission will deliver comments at the meeting.**

- Commission Voted: The Commission confirmed the delivery of comments.**
- q) Application for a Review and Comment (RC-14-384) for demolition of a single family house at **663 Langston Dr.** Property is zoned R-4.  
Applicant: Henrietta Kisseh  
1100 2nd St., Stone Mountain  
**Staff Recommendation: Commission will deliver comments at the meeting.**  
**Commission Voted: The Commission confirmed the delivery of comments.**
- r) Application for a Review and Comment (RC-14-385) for demolition of single family houses at **175, 179, 195, 203, & 207 Ormond St.** Properties are zoned R-4A.  
Applicant: Henrietta Kisseh  
1100 2nd St., Stone Mountain  
**Staff Recommendation: Commission will deliver comments at the meeting.**  
**Commission Voted: The Commission confirmed the delivery of comments.**
- s) Application for a Review and Comment (RC-14-387) for demolition of single family houses at **178, 188, 198, 202, 206, & 219 Atlanta Ave.** Properties are zoned R-4A.  
Applicant: Henrietta Kisseh  
1100 2nd St., Stone Mountain  
**Staff Recommendation: Commission will deliver comments at the meeting.**  
**Commission Voted: The Commission confirmed the delivery of comments.**
- t) Application for a Type III Certificate of Appropriateness (CA3-14-388) for alterations and an addition at **499 Glenwood Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).  
Applicant: Rafaela Moura  
682 Park Dr.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- u) Application for a Type III Certificate of Appropriateness (CA3-14-389) for a stair addition at **1138 St Louis Pl.** Property is zoned R-4 / Atkins Park Historic District.  
Applicant: Mary Turnipseed  
659 Auburn Ave.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- v) Application for a Type III Certificate of Appropriateness (CA3-14-391) for a lot aggregation at **131 Walker St. and 159 Walker St.** Properties are zoned Castleberry Hill Landmark District (Subarea 1).  
Applicant: Jerome Russell  
504 Fair St.  
**Staff Recommendation: Approve.**  
**Commission Voted: Approved.**

**Deferred Cases**

- w) 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.  
Deferred on October 22, 2014  
**Staff Recommendation: Defer to the meeting of January 14, 2015.**  
**Commission Voted: Deferred to the meeting of January 14, 2015.**
- x) Application for a Type IV Certificate of Appropriateness (CA4ER-14-301) for demolition due to unreasonable economic return and (CA3-14-300) for a new multi-family building at **186, 204, and 206 Edgewood Ave.; 10 and 20 (aka 22) Jesse Hill Dr.** Properties are zoned Martin Luther King, Jr. Landmark District (Subarea 4).  
Applicant: Cecil Phillips – Place Properties  
3445 Peachtree St.  
Deferred on October 22, 2014  
**Staff Recommendation (CA4ER-14-301): refer to the Economic Review Panel Report.**  
**Commission Voted: Approved.**  
**Staff Recommendation (CA3-14-300): Defer.**  
**Commission Voted: Deferred to the meeting of January 14, 2015.**
- y) Application for a Type III Certificate of Appropriateness (CA3-14-287) for a new single family house at **879 Lullwater Pkwy.** Property is zoned Druid Hills Landmark District.  
Applicant: Elizabeth Hackney – John Wesley Hammer Construction Co. Inc.  
118 Barry St., Decatur  
Deferred on November 24, 2014  
**Staff Recommendation: Defer to the meeting of January 28, 2015.**  
**Commission Voted: Deferred to the meeting of January 28, 2015**
- z) 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.  
Deferred on November 24, 2014  
**Staff Recommendation: Deny without prejudice.**  
**Commission Voted: Deferred to the meeting of January 14, 2015.**
- aa) Application for a Type III Certificate of Appropriateness (CA3-14-338) for alterations and an addition at **436 Holderness St.** Property is zoned R-4A / West End Historic District / Beltline.  
Applicant: Earnest Ceasar  
1760 Spring Ave.  
Deferred on November 24, 2014  
**Staff Recommendation: Approve with conditions.**

**Commission Voted: Approved with conditions.**

- bb) Application for a Type III Certificate of Appropriateness (CA3-14-345) for a variance to allow a reduction in the rear yard setback from 3 feet (required) to 0 feet proposed and to allow a reduction in the side yard setback from 3 feet (required) to 1 foot (proposed) at **1120 St Augustine Pl.** Property is zoned R-4 / Atkins Park Historic District

Applicant: Michael Nualla  
Po Box 727, Decatur  
Deferred on November 24, 2014

**Staff Recommendation: Defer to the meeting of January 14, 2015.**

**Commission Voted: Deferred to the meeting of January 14, 2015.**

- cc) Application for a Type IV Certificate of Appropriateness (CA4PH-14-346) for demolition due to a threat to public health and safety at **2608 Baker Rd.** Property is zoned R-4 / Collier Heights Historic District.

Applicant: City of Atlanta Office of Code Compliance  
818 Pollard Blvd.  
Deferred on November 24, 2014

**Staff Recommendation: Approve with conditions.**

**Commission Voted: Approved with conditions.**

- dd) Application for a Type IV Certificate of Appropriateness (CA4PH-14-347) for demolition due to a threat to public health and safety at **774 Tift Ave.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.  
(Subarea 1)

Applicant: City of Atlanta Office of Code Compliance  
818 Pollard Blvd.  
Deferred on November 24, 2014

**Staff Recommendation: Deny.**

**Commission Voted: Denied.**

- ee) Application for a Type IV Certificate of Appropriateness (CA4PH-14-350) for demolition due to a threat to public health and safety at **2575 Baker Rd.** Property is zoned R-4 / Collier Heights Historic District.

Applicant: City of Atlanta Office of Code Compliance  
818 Pollard Blvd.  
Deferred on November 24, 2014

**Staff Recommendation: Deny.**

**Commission Voted: Denied.**

- ff) Application for a Type III Certificate of Appropriateness (CA3-14-364) for a variance to allow outdoor accessory dining within 100 feet of a residence and to reduce the tree well size from 5' x 5' to 3' x 3' and (CA3-14-354) for alterations and a rooftop addition at **131 Walker St.** Property is zoned Castleberry Hill Landmark District (Subarea 1).

Applicant: Jerome Russell  
504 Fair St.  
Deferred on November 24, 2014

**Staff Recommendation – (CA3-14-364): Defer.**

**Commission Voted: Deferred to the meeting of January 14, 2015.**

**Staff Recommendation – (CA3-14-354): Approve with conditions.**

**Commission Voted: Approved with conditions.**

- gg) Application for a Type III Certificate of Appropriateness (CA3-14-363) for a variance to allow outdoor accessory dining within 100 feet of a residence and to reduce the tree well size from 5' x 5' to 3' x 3' and (CA2-14-355) for alterations at **159 Walker St.** Property is zoned Castleberry Hill Landmark District (Subarea 1).  
Applicant: Jerome Russell

504 Fair St.

Deferred on November 24, 2014

**Staff Recommendation – (CA3-14-363): Defer.**

**Commission Voted: Deferred to the meeting of January 14, 2015.**

**Staff Recommendation – (CA3-14-355): Approve with conditions.**

**Commission Voted: Approved with conditions.**

- hh) Application for a Review and Comment (RC-14-356) for site work at **140 West Wieuca Rd.** Property is zoned R-3.

Applicant: Larry Bennett

Po Box 420486

Deferred on November 24, 2014

**Staff Recommendation: Commission will deliver comments at the meeting.**

**Commission Voted: The Commission confirmed the delivery of comments.**

5. Other Business

6. Adjournment - **8:45 pm**