



## 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**  
**January 14, 2015**  
**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 IV Certificate of Appropriateness (CA4PH-14-266) for demolition due to a threat to public health and safety at **103 Bradley St.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline.  
Applicant: Douglas Vason  
787 Field St.  
**Staff Recommendation: Defer to the January 28, 2015 Commission meeting.**  
**Commission Voted: Deferred to the January 28, 2015 Commission meeting.**
  - b) Application for a Type III Certificate of Appropriateness (CA3-14-395) for a new single family house at **632 Eloise St.** Property is zoned R-4B / Grant Park Historic District (Subarea 1) / Beltline  
Applicant: Mahmood Hussain  
1024 Shadowood Pkwy.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
  - c) Application for a Type III Certificate of Appropriateness (CA3-14-402) for a special exception to allow a fence in the front yard where otherwise prohibited at **360 Edgewood Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4).  
Applicant: Mang Nguyen  
1102 Ponce De Leon Ave.  
**Staff Recommendation: Deny.**  
**Commission Voted: Deferred to the February 11, 2015 Commission meeting.**

- d) Application for a Type II Certificate of Appropriateness (CA2-14-403) for alterations and site work at **1493 Fairview Rd.** Property is zoned Druid Hills Landmark District.  
Applicant: Micheal Decarlo  
2470 Hosea Williams Dr.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- e) Application for a Type III Certificate of Appropriateness (CA3-14-406) for alterations and an addition at **521 Robinson Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.  
Applicant: Adam Stillman  
350 Sinclair Ave.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- f) Application for a Review and Comment (RC-14-408) for The Atlanta Botanical Gardens Master Plan at **1345 Piedmont Ave. (Atlanta Botanical Gardens)** Property is zoned R-4 / Beltline.  
Applicant: Arthur Fix, CEO  
1345 Piedmont Ave.  
**Staff Recommendation: Commission will deliver its comments at the meeting.**  
**Commission Voted: The Commission confirmed the delivery of comments.**
- g) Application for a Review and Comment (RC-14-410) for alterations, additions, and site work at **1616 Joyland Pl. (Arthur Langford, Jr. Park)** Property is zoned R-4A / Beltline.  
Applicant: Andrew Kohr  
2310 Parklane Dr.  
**Staff Recommendation: Commission will deliver comments at the meeting.**  
**Commission Voted: The Commission confirmed the delivery of comments.**
- h) Application for a Type III Certificate of Appropriateness (CA3-14-411) for a new single family house at **807 Hill St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).  
Applicant: David Smith  
2300 Ewing St.  
**Staff Recommendation: Deny without prejudice.**  
**Commission Voted: Denied without prejudice.**
- i) Application for a Type III Certificate of Appropriateness (CA3-14-412) for a new single family house at **801 Cherokee Ave.** Property is zoned PD-MU / Grant Park Historic District (Subarea 1).  
Applicant: Gail Glozier  
3763 Rogers Bridge Rd., Duluth  
**Staff Recommendation: Defer to the January 28, 2015 Commission meeting.**  
**Commission Voted: Deferred to the January 28, 2015 Commission meeting.**

- j) Application for a Type III Certificate of Appropriateness (CA3-14-413) for a porch addition and site work at **1181 Cleburne Ave.** Property is zoned RG-2 / Inman Park Historic District (Subarea 2).  
Applicant: Meaghan Muller  
1181 Cleburne Ave.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- k) Application for a Type III Certificate of Appropriateness (CA3-14-414) for a new single family house at **258 Sunset Ave.** Property is zoned SPI-11 (Subarea 7) / Sunset Avenue Historic District.  
Applicant: Michael Hagger  
55 Sunset Ave.  
**Staff Recommendation: Defer to the February 11, 2015 Commission meeting.**  
**Commission Voted: Deferred to the February 11, 2015 Commission meeting.**
- l) Application for a Type II Certificate of Appropriateness (CA2-14-414) for new signage at **145 Auburn Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4).  
Applicant: 145 Auburn Ave. LLC.  
44 Inman Cir.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- m) Application for a Type III Certificate of Appropriateness (CA3-14-417) for a special exception for a swimming pool adjacent to a public street (Julia St.) at **507 Seminole Ave.** Property is zoned R-5 / Inman Park Historic District (Subarea 1)  
Applicant: Stefan Kallweit  
507 Seminole Ave.  
**Staff Recommendation: Defer to the January 28, 2015 Commission meeting.**  
**Commission Voted: Deferred to the January 28, 2014 Commission meeting.**
- n) Application for a Review and Comment (RC-14-418) for alterations, an addition, and site work at **545 Hill St. (aka 582 Connally St.) (Martin Luther King, Jr. Middle School).** Property is zoned R-4A / Beltline.  
Applicant: Steven Brown  
1315 Peachtree St.  
**Staff Recommendation: Commission will deliver comments at the meeting.**  
**Commission Voted: The Commission confirmed the delivery of comments.**
- o) Application for a Type III Certificate of Appropriateness (CA3-14-419) for an addition at **2974 Hardman Ct.** Property is zoned R-LC-C.  
Applicant:Luxe Properties  
2974 Hardman Ct.  
**Staff Recommendation: Defer to the March 25, 2015 Commission meeting.**  
**Commission Voted: Deferred to the March 25, 2015 Commission meeting.**

- p) Application for a Type III Certificate of Appropriateness (CA3-14-420) for a subdivision of one (1) lot into two (2) lots at **95 Hogue St.** Property is zoned Martin Luther King, JR. Landmark District (Subarea 2) / Beltline.  
Applicant: Malgorzata Sobis / Monica Woods  
4252 Joshua Way, Kennesaw.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**

#### Deferred Cases

- q) 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  
Deferred on October 15, 2014  
**Staff Recommendation: Deny without prejudice.**  
**Commission Voted: Denied without prejudice.**
- r) 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  
Deferred on October 15, 2014  
**Staff Recommendation: Deny without prejudice.**  
**Commission Voted: Denied without prejudice.**
- s) 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  
Deferred on October 15, 2014  
**Staff Recommendation: Deny without prejudice.**  
**Commission Voted: Denied without prejudice.**
- t) Application for a Type III Certificate of Appropriateness (CA3-14-400) for a variance to allow a building height that does not meet the compatibility rule and (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.  
Deferred on December 10, 2014  
**Staff Recommendation (CA3-14-400) – Deny.**  
**Staff Recommendation (CA3-14-361): Defer to the meeting of January 28, 2015.**  
**Commission Voted (CA3-14-400) & (CA3-14-361): Deferred to the February 11, 2015 Commission meeting.**

- u) 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 December 10, 2014  
**Staff Recommendation: Defer to the January 28, 2015 Commission mee.**  
**Commission Voted: Deferred to the January 28, 2015 Commission meeting.**
  
- v) Application for a Type III Certificate of Appropriateness (CA3-14-427) for a variance to allow a loading dock on a primary façade where otherwise prohibited 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 December 10, 2014  
**Staff Recommendation (CA3-14-427): Approve.**  
**Staff Recommendation (CA3-14-300): Approve with conditions.**  
**Commission Voted (CA3-14-427): Approved.**  
**Commission Voted (CA3-14-300): Approved with conditions.**
  
- w) 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 December 10, 2014  
**Staff Recommendation: Defer to the January 28, 2015 Commission meeting.**  
**Commission Voted: Deferred to the January 28, 2015 Commission meeting.**
  
- x) 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 December 10, 2014  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**

- y) Application for a Type II Certificate of Appropriateness (CA3-14-363) and (CA3-14-364) for variances 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' to reduce the tree well size from 5' x 5' to 3' x 3' and to reduce the number of off street, on-site parking spaces from 99 spaces (required) to 14 (proposed) at **159 Walker St. & 131 Walker St.** Property is zoned Castleberry Hill Landmark District (Subarea 1).

Applicant: Herman J Russell  
504 Fair St.

Deferred on December 10, 2014

**Staff Recommendation (CA3-14-363): Approve with conditions.**

**Staff Recommendation (CA3-14-364): Approve with conditions.**

**Commission Voted (CA3-14-363) & (CA3-14-364): Deferred to the January 28, 2015 Commission meeting.**

5. Other Business

6. Adjournment