



CITY OF ATLANTA

M. KASIM REED
MAYOR

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

Proposed Agenda
ATLANTA URBAN DESIGN COMMISSION
March 11, 2015
Atlanta City Hall Council Chambers, Second Floor

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

Cases originally scheduled for February 25, 2015:

- a) Application for a Type III Certificate of Appropriateness (CA3-15-020) for alterations and an addition at **766 Dixie Ave.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Adam Stillman
350 Sinclair Ave.
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions
- b) Application for a Type III Certificate of Appropriateness (CA3-15-021) for alterations and an addition at **111 Waddell St.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Adam Stillman
350 Sinclair Ave.
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- c) Application for a Type III Certificate of Appropriateness (CA3-15-022) for a partial demolition, alterations, and site work at **206 Elizabeth St.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Adam Stillman
350 Sinclair Ave.
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.

- d) Application for a Type II Certificate of Appropriateness (CA2-15-023) for alterations at **709 Cherokee Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: Adam Stillman
350 Sinclair Ave.
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- e) Application for a Type III Certificate of Appropriateness (CA3-15-024) for a new single family home and (CA3-15-025) for a variance to allow a driveway not connected to a public street and to increase the front yard setback from 20.5 feet (required) to 30 feet (proposed) at **551 Broyles St.** Property is zoned R-5/Grant Park Historic District (Subarea 1)
Applicant: Adam Stillman
350 Sinclair Ave.
Staff Recommendation: Approve with conditions.
Commission Voted (CA3-15-024): Approved with conditions.
Commission Voted (CA3-15-025): Approved with conditions.
- f) Application for a Type III Certificate of Appropriateness (CA3-15-026) for a second story dormer addition at **1021 Euclid Ave.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Adam Stillman
350 Sinclair Ave.
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with revised conditions.
- g) Application for a Type II Certificate of Appropriateness (CA2-15-027) for alterations at **1493 Fairview Rd.** Property is zoned Druid Hills Landmark District.
Applicant: Michael DeCarlo
2470 Hosea Williams Dr.
Staff Recommendation: Approve.
Commission Voted: Approved.
- h) Application for a Review and Comment (RC-15-028) for streetscape improvements along **Peachtree St. from Ponce De Leon Ave. to Pine St.** Properties are zoned variously.
Applicant: Gabe Hogan, Kimley Horn
817 West Peachtree Street
Staff Recommendation: Deliver comments at the meeting.
Commission Voted: The Commission confirmed the delivery of comments at the meeting.
- i) Application for a Type III Certificate of Appropriateness (CA3-15-030) for a new single family house at **805 Cherokee Ave.** Property is zoned PD-MU / Grant Park Historic District (Subarea 1).
Applicant: Gail Glozier
3763 Rogers Bridge Road, Duluth
Staff Recommendation: Defer.
Commission Voted: Deferred to the March 25, 2015 Commission meeting.

- j) Application for a Type III Certificate of Appropriateness (CA3-15-031) for a rooftop addition at **142 Walker St.** Property is zoned Castleberry Hill Landmark District (Subarea 1).
Applicant: Nathan Koskovich
98 Ardmore Place
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- k) Application for a Type II Certificate of Appropriateness (CA2-15-032) for alterations at **345 Edgewood Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4).
Applicant: Randy Pimsler
1383 Sping Street
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with revised conditions.
- l) Application for a Type II Certificate of Appropriateness (CA2-15-033) for alterations at **701 Delmar Ave.** Property is zoned R-5/Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Michael Dryden
398 Grant Park Pl
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- m) Application for a Type II Certificate of Appropriateness (CA2-15-034) for alterations at **383 Milledge Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: Denice Beall
1985 Ponce De Leon Ave.
Staff Recommendation: Approve.
Commission Voted: Approved.
- n) Application for a Type III Certificate of Appropriateness (CA3-15-036) for a replat at **615 and 619 Auburn Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline.
Applicant: Joseph Brown
655 Ralph McGill Blvd.
Staff Recommendation: Denial.
Commission Voted: Deferred to the March 25, 2015 Commission meeting.

- o) Application for a Type III Certificate of Appropriateness (CA2-15-037) for revisions to plans and (CA3-15-038) for a variance to allow windows which do not meet the district regulations and a front door location which does not meet the district regulations at **420 Edgewood Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4) / Beltline.
Applicant: Retroactive LLC.
420 Edgewood Ave. SE
Staff Recommendation: Approve with conditions.
Commission Voted (CA2-15-037): Approved with conditions.
Commission Voted (CA3-15-038): Approved with revised conditions.

Deferred Cases

- p) Application for a Type III Certificate of Appropriateness (CA3-15-004) for a variance to allow a new accessory structure in the Augusta Pl. front yard between the principal structure and the street, to allow double garage doors on a front façade facing the street, to allow a driveway which exceeds 10 feet in width in the front yard, and a reduction in the Augusta Pl. front yard setback from a minimum 12.5 feet (required based on a non-contributing accessory structure) to 10 feet (proposed) at **704 Oakland Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: William Stephenson
1145 Alta Ave.
Deferred on January 28, 2015
Staff Recommendation: Defer to the April 8, 2015 Commission meeting.
Commission Voted: Deferred to the April 8 2015 Commission meeting.
- q) 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 February 11, 2015
Staff Recommendation: Defer.
Commission Voted: Deferred to the March 25, 2015 Commission meeting.
- r) 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.
Deferred on February 11, 2015
Staff Recommendation: Defer.
Commission Voted: Deferred to the March 25, 2015 Commission meeting.

- s) 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.
Deferred on February 11, 2015
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with revised conditions.
- t) 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.
Deferred on February 11, 2015
Staff Recommendation: Defer.
Commission Voted: Deferred to the March 25, 2015 Commission meeting.

Cases originally scheduled for March 11, 2015:

- a) Application for a Type III Certificate of Appropriateness (CA3-15-040) for alterations, an addition, and site work at **393 Edgewood Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4).
Applicant: Meghan Shannon
399 Edgewood Ave.
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- b) Application for a Type III Certificate of Appropriateness (CA3-15-041) for alterations and an addition/front porch enclosure at **2696 Baker Ridge Dr.** Property is zoned R-4 / Collier Heights Historic District.
Applicant: Charles Spry
Po Box 871182, Stone Mountain
Staff Recommendation: Approve with conditions.
Commission Voted: Deferred to the April 8, 2015 Commission meeting.
- c) Application for a Type III Certificate of Appropriateness (CA3-15-047) for a variance to allow a reduction in the rear yard setback from a minimum of 20 feet (required) to 11.75 feet (proposed) and (CA3-15-046) for alterations and an addition at **261 Iswald St.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Kendall Rawls
261 Iswald St.
Staff Recommendation: Approve with conditions.
Commission Voted (CA3-15-047): Denied without prejudice.
Commission Voted (CA3-15-046): Approved with conditions.

- d) Application for a Type II Certificate of Appropriateness (CA2-15-048) for alterations and site work at **364 Nelson St.** Property is zoned Castleberry Hill Landmark District (Subarea 1)
Applicant: Eric Kronberg
1359 La France St.
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- e) Application for a Review and Comment (RC-15-049) for alterations, additions, and site work at **3090 Mc Murray Dr. (L. O. Kimberly Elementary School).** Property is zoned R-3.
Applicant: Johnny Edwards
250 East Ponce De Leon Avenue, Decatur
Staff Recommendation: Deliver comments at the meeting.
Commission Voted: The Commission confirmed the delivery of comments at the meeting.
- f) Application for a Review and Comment (RC-15-051) for site work at **171 & 177 Huntington Rd.** Property is zoned R-4 / Brookwood Hills Conservation District
Applicant: Michael Hand
171 Huntington
Staff Recommendation: Send a letter with comments.
Commission Voted: The Commission will send a letter with comments to the Applicant.
- g) Application for a Type III Certificate of Appropriateness (CA3-15-052) for a new single family house at **94 Hogue St.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline.
Applicant: Joseph Brown
655 Ralph McGill Blvd.
Staff Recommendation: Defer.
Commission Voted: Deferred to the March 25, 2015 Commission meeting.
- h) Application for a Review and Comment (RC-15-053) for alterations, an addition, and site work at **106 Brighton Rd.** Property is zoned R-4 / Brookwood Hills Conservation District / Beltline.
Applicant: Breedlove Land Planning Inc.
15 Simpson St.
Staff Recommendation: Send a letter with comments.
Commission Voted: The Commission will send a letter with comments to the Applicant
- i) Application for a Review and Comment (RC-15-054) for site work at **8 Peachtree Battle Ave. (Rivers Elementary School).** Property is zoned RG-2
Applicant: Breedlove Land Planning Inc.
15 Simpson St.
Staff Recommendation: Confirm delivery of comments at the meeting.
Commission Voted: The Commission confirmed the delivery of comments at the meeting.

- j) Application for a Type III Certificate of Appropriateness (CA3-15-055) for a variance to allow accessory outdoor dining within 100 feet of a residence for a new eating and drinking establishment at **264 Peters St.** Property is zoned Castleberry Hill Landmark District (Subarea 1)
Applicant: Bethlehem Bekele
4300 Jimmy Carter Blvd., Norcross
Staff Recommendation: Defer.
Commission Voted: Denied.
- k) Application for a Type III Certificate of Appropriateness (CA3-15-057) for a variance to allow a reduction in the front yard setback from a minimum of 239.6 feet (required) to 160 feet (proposed) at **551 Harwell Rd.** Property is zoned R-3 / Collier Heights Historic District.
Applicant: Shona Griffin
4000 Ferry Heights Drive
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- l) Application for a Type III Certificate of Appropriateness (CA3-15-058) for a variance to allow a reduction in the side yard setback from 25 feet (required) to 17.6 feet (proposed) and (CA3-15-016) for alterations, additions, and site work at **1409 Fairview Rd.** Property is zoned Druid Hills Landmark District.
Applicant: Christopher Ryan Guthrie
1409 Fairview Road
Staff Recommendation: Approve with conditions.
Commission Voted (CA3-15-058): Approved.
Commission Voted (CA3-15-016): Approved with conditions.
- m) Application for a Review and Comment (RC-15-059) on the revision of the existing National Register of Historic Places listing of the **Ansley Park Historic District.**
At the request of: Dr. David Crass, Division Director
2610 GA Hwy 155, SW., Stockbridge
Staff Recommendation: Confirm delivery of comments at the meeting.
Commission Voted: The Commission confirmed the delivery of comments at the meeting.

5. Other Business

- **Appointment to the NEIGHBORHOOD ARTS ADVISORY GROUP (NAAG)**
- **Awards of Excellence update**

6. Adjournment – **8:55**