



## CITY OF ATLANTA

M. KASIM REED  
MAYOR

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

**Meeting Results**  
**ATLANTA URBAN DESIGN COMMISSION**  
**April 22, 2015**  
**Atlanta City Hall Committee Room 1, Second Floor**  
**4:00 pm**

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
4. Business:
  - a) Application for a Review and Comment (RC-15-107) on Special Use Permit U-15-005 at **875 West Peachtree St. (The Academy of Medicine)**. Property is zoned SPI-16 (Subarea 1) / Landmark Building or Site.  
Applicant: Academy Of Medicine, LLC.  
760 Spring Street  
**Staff Recommendation: Send a letter of support.**  
**Commission Voted: The Commission will send a letter of support to the ZRB.**
  - b) Application for a Type II Certificate of Appropriateness (CA2-15-108) for alterations and new signage at **253 Auburn Ave. (aka 29 Bell St.)**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4).  
Applicant: Willie Tarver  
1925 Waycrest Drive  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
  - c) Application for a Type III Certificate of Appropriateness (CA3-15-113) for an addition at **827 Lake Ave**. Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.  
Applicant: Jeff Carson  
Po Box 307, Mableton, Ga 30126  
**Staff Recommendation: Deny without prejudice.**  
**Commission Voted: Denied without prejudice.**

- d) Application for a Type III Certificate of Appropriateness (CA3-15-115) for a new pavilion at **130 (aka 0) Powell St. (Esther Peachy Lefevre Park)** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.  
Applicant: John Moores  
400 Village Pkwy. NE  
**Staff Recommendation: Approve.**  
**Commission Voted: Approved.**
- f) Application for a Review and Comment (RC-15-116) for site work at **1053 East Rock Springs Rd. (Morningside Elementary School)** Property is zoned R-4.  
Applicant: Andrew Blakey  
4317 Park Dr. Suite 400  
**Staff Recommendation: Commission will deliver comments at the meeting.**  
**Commission Voted: The Commission confirmed the delivery of comments at the meeting.**
- g) Application for a Review and Comment (RC-15-117) for site work at **1325 Mt Paran Rd. (Warren T. Jackson Elementary School)** Property is zoned R-2.  
Applicant: Andrew Blakey  
4317 Park Dr. Suite 400  
**Staff Recommendation: Commission will deliver comments at the meeting.**  
**Commission Voted: The Commission confirmed the delivery of comments at the meeting.**
- h) Application for a Type II Certificate of Appropriateness (CA3-15-119) for alterations at **522 Hill St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).  
Applicant: Adam Stillman  
350 Sinclair Ave.  
**Staff Recommendation: Approve.**  
**Commission Voted: Approved.**
- i) Application for a Type III Certificate of Appropriateness (CA3-15-120) for alterations and additions at **196 Waverly Way.** Property is zoned R-5 / Inman Park Historic District (Subarea 1).  
Applicant: Frank Neely Design Associates  
1447 Peachtree St.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- j) Application for a Type III Certificate of Appropriateness (CA3-15-121) for Site work, alterations, and additions at **801 Lullwater Rd.** Property is zoned Druid Hills Landmark District.  
Applicant: Earl Jackson  
3094 Brook Dr.  
**Staff Recommendation: Defer.**  
**Commission Voted: Deferred to the May 13, 2015 Commission meeting.**

- k) Application for a Type II Certificate of Appropriateness (CA2-15-123) for alterations at **820 Oakdale Rd.** Property is zoned Druid Hills Landmark District.  
Applicant: Candace Carlson  
103 S 5180 Roswell Road Ne  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- l) Application for a Type II Certificate of Appropriateness (CA2-15-124) for alterations at **668 Rosalia St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.  
Applicant: Ute Banse  
1077 Alta Avenue  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved.**
- m) Application for a Type III Certificate of Appropriateness (CA3-15-126) for a special exception to allow a fence in the front yard where otherwise prohibited at **381 Edgewood Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4).  
Applicant: Meghan Shannon  
399 Edgewood Avenue  
**Staff Recommendation: Defer.**  
**Commission Voted: Deferred to the May 13, 2015 Commission meeting.**
- n) Application for a Type III Certificate of Appropriateness (CA3-15-128) for an addition at **1271 Greenwich St.** Property is zoned R-4A / West End Historic District.  
Applicant: Janice White  
1854 Virginia Avenue  
**Staff Recommendation: Defer.**  
**Commission Voted: Deferred to the May 13, 2015 Commission meeting.**
- o) Application for a Type II Certificate of Appropriateness (CA2-15-129) for alterations at **210 Walker St.** Property is zoned Castleberry Hill Landmark District (Subarea 1).  
Applicant: Amy Wyrzykowski  
210 Walker Street  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- p) Application for a Type II Certificate of Appropriateness (CA2-15-131) for alterations and new signage at **327 Edgewood Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4).  
Applicant: Keiran Neely  
327 Edgewood Ave.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**

**Cases deferred from previous meetings:**

- q) Applications for Type III Certificates of Appropriateness (CA3-15-104) for a variance to allow windows which do not meet the District regulations and (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  
Deferred on March 11, 2015  
**Staff Recommendation: CA3-15-104 – Deny.**  
**Commission Voted: Denied**  
**Staff Recommendation: CA3-15-041 – Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- r) 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  
Deferred on March 25, 2015  
**Staff Recommendation: Defer to the Commission meeting on May 27, 2015.**  
**Commission Voted: Deferred to the May 27, 2015 Commission meeting.**
- s) 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  
Deferred on March 25, 2015  
**Staff Recommendation: Defer to the Commission meeting of May 27, 2015.**  
**Commission Voted: Deferred to the May 27, 2015 Commission meeting.**
- 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 March 25, 2015  
**Staff Recommendation: Deny without prejudice.**  
**Commission Voted: Denied without prejudice.**
- u) Applications for a Type II & III Certificates of Appropriateness (CA3-15-112) for a Financial Hardship Exemption, (CA3-15-067) for a variance to allow windows which do not meet the district Regulations and (CA2-15-066) for alterations at **510 Hopkins St.** Property is zoned R-4A / West End Historic District / Beltline.  
Applicant: Susan Cobb  
510 Hopkins St.  
Deferred on March 25, 2015  
**Staff Recommendation: Defer to the Commission meeting on May 13, 2015.**  
**Commission Voted: Deferred to the May 13, 2015 Commission meeting.**

- v) Application for a Type III Certificate of Appropriateness (CA3-15-081) for a variance to allow a reduction in the rear yard setback from a minimum of 20 feet (required) to 14.4 feet (proposed) and (CA3-15-068) for alterations and an addition at **265 Iswald St.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline  
Applicant: Suzanne Harriman  
265 Iswald St.  
Deferred on March 25, 2015  
**Staff Recommendation: CA3-15-081 – Deny without prejudice.**  
**Commission Voted: Denied without prejudice.**  
**Staff Recommendation: CA3-15-068 – Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- w) Applications for Type III Certificates of Appropriateness (CA3-15-125) for a variance to increase the lot coverage from 40.98% (required) to 49.1% (proposed), (CA3-15-127) for a replat, and (CA3-15-080) for alterations, an addition, and site work at **528 Irwin St.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline.  
Applicant: Kate Wilson & Angela Lin  
2015 Robson Pl  
Deferred on March 25, 2015  
**Staff Recommendation: CA3-15-125 – Approve.**  
**Commission Voted: Approved.**  
**Staff Recommendation: CA3-15-127 – Approve with conditions.**  
**Commission Voted: Approved with conditions.**  
**Staff Recommendation: CA3-15-080 – Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- x) Application for a Type III Certificate of Appropriateness (CA3-15-087) for a replat at **91 & 95 Hogue St.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline.  
Applicant: April Ingraham  
1656 West Wieuca Rd.  
Deferred on April 8, 2015  
**Staff Recommendation: Defer.**  
**Commission Voted: Deferred to the May 13, 2015 Commission meeting.**
- y) Application for a Type III Certificate of Appropriateness (CA3-15-098) for a new single family home at **91 Hogue St.** Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline.  
Applicant: April Ingraham  
1656 West Wieuca Rd.  
Deferred on April 8, 2015  
**Staff Recommendation: Defer.**  
**Commission Voted: Deferred to the May 13, 2015 Commission meeting.**

- z) Application for a Type III Certificate of Appropriateness (CA3-15-099) for a new single family home at **95 Hogue St.** Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline.  
Applicant: April Ingraham  
1656 West Wieuca Rd.  
Deferred on April 8, 2015  
**Staff Recommendation: Defer.**  
**Commission Voted: Deferred to the May 13, 2015 Commission meeting.**
- aa) Application for a Type III Certificate of Appropriateness (CA3-15-088) for alterations and an addition at **743 Bonnie Brae Ave.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.  
Applicant: Jonathan Mayweather  
875 York Ave.  
Deferred on April 8, 2015  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Deferred to the May 13, 2015 Commission meeting.**
- bb) Application for a Type III Certificate of Appropriateness (CA3-15-090) for a new structure at **228 Powell St.** Property is zoned Cabbagetown Landmark District (Subarea 4) / Beltline.  
Applicant: Brandy Morrison  
485 Oakland Ave.  
Deferred on April 8, 2015  
**Staff Recommendation: Defer.**  
**Commission Voted: Deferred to the May 13, 2015 Commission meeting.**
- cc) Application for a Type III Certificate of Appropriateness (CA3-15-092) for a variance to allow a reduction in the front yard setback from 40 feet (required) to 0 feet (proposed), a reduction in the side yard setbacks from 20 feet (required) to 6 feet 6 inches (proposed), and a reduction in the rear yard setback from 20 feet (required) to 0 feet (proposed) and (CA3-15-091) for a new two family home at **682 Barnett St.** Property is zoned SPI-6 (Subarea 4) / Beltline.  
Applicant: Michael Dryden  
398 Grant Park Pl.  
Deferred on April 8, 2015  
**Staff Recommendation: CA3-15-092 – Approve.**  
**Commission Voted: Approved.**  
**Staff Recommendation: CA3-15-091 – Defer to the meeting of May 13, 2015.**  
**Commission Voted: Deferred to the May 13, 2015 Commission meeting.**
- dd) Application for a Type II Certificate of Appropriateness (CA2-15-093) for alterations and new signage at **476 Edgewood Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4) / Beltline.  
Applicant: Tracy Mitchell  
445 Hemlock Cir.  
Deferred on April 8, 2015  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**

- ee) Application for a Type III Certificate of Appropriateness (CA3-15-138) for a variance to increase the height of a building within 50 ft. of Subarea 3 from 28 ft. (required) to 35 ft. (proposed), to increase the height of a building within 150 ft. of Subarea 3 from 35 ft. (required) to 56 ft. (proposed), to increase the height of the building more than 150 ft. from Subarea 3 from 52 ft. (required) to 64 ft. (proposed), to decrease the side/rear transitional yard from 20 ft. (required) to 10 ft. (proposed), to increase the allowed lot coverage from 80% (required) to 92% (proposed), to allow parking, a dumpster, and wall between the building and the public street, to allow parking within a non-arterial street setback and (CA3-15-097) for new construction of a mixed use complex at **764 (aka 742) Memorial Dr.** Property is zoned Cabbagetown Landmark District (Subarea 5) / Beltline.

Applicant: Charlie Tate  
619 East College Ave.

**Staff Recommendation: CA3-15-138 – Approve with conditions.**

**Commission voted: Deferred to the May 13, 2015 Commission meeting.**

**Staff Recommendation: CA3-15-097 – Defer to the meeting of May 13, 2015.**

**Commission Voted: Deferred to the May 13, 2015 Commission meeting.**

- ff) 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 April 8, 2015

**Staff Recommendation: Approve with conditions.**

**Commission voted: Denied.**

5. Other Business

6. Adjournment