



CITY OF ATLANTA

M. KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 - ATLANTA, GEORGIA 30303-0308
404-330-6145 - FAX: 404-658-7491
www.atlantaga.gov

CHARLETTA WILSON
JACKS
Director, Office of
Planning

Meeting Results
ATLANTA URBAN DESIGN COMMISSION
May 27, 2015
Atlanta City Hall Old 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 May 13, 2015:

- a) Applications for Type III Certificate of Appropriateness (CA3-15-061) for a variance to not base the design of the proposed house on a contributing building of like use on the block face, to reduce the front yard setback from 7 ft. (required) to 4.5 ft. (proposed), and to reduce the rear yard setback from 25 ft. (required) to 4.5 ft. (proposed) and (CA3-15-062) for a new single-family house at **611 Auburn Ave.** Property is zoned martin Luther King, Jr. Landmark District (Subarea 2) / Beltline.
Applicant: Jason Parker
605 Auburn Ave.
Staff Recommendation: Defer.
Commission voted: Deferred to June 10, 2015 Commission meeting.
- b) Application for a Type III Certificate of Appropriateness (CA3-15-144) for alterations and an addition at **852 Ashland Ave.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Ute Banse
1077 Alta Ave.
Staff Recommendation: Approve with conditions.
Commission voted: Approved with revised conditions.

- c) Application for a Type III Certificate of Appropriateness (CA3-15-147) for alterations and an addition at **245 Linkwood Rd.** Property is zoned R-3 / Collier Heights Historic District.
Applicant: Roderick Cloud
1110 Cascade Rd.
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- d) Application for a Type II Certificate of Appropriateness (CA2-15-149) for alterations at **57 Forsyth St (Healy Building).** Property is zoned SPI-1 (Subarea 7) / Landmark Building/Site
Applicant: Thomas F. Little
675 Ponce De Leon Ave.
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- e) Application for a Type III Certificate of Appropriateness (CA3-15-153) for a special exception to allow a 6 foot high fence/gate where ophtherwise a 4 foot high fence/gate would be permitted at **1073 St Charles Pl.** Property is zoned R-4 / Atkins Park Historic District
Applicant: Laura Lively
1073 Saint Charles Pl.
Staff Recommendation: Approve.
Commission voted: Approved.
- f) Application for a Type II Certificate of Appropriateness (CA2-15-156) for site work at **201 Washington St (Central Presbyterian Church).** Property is zoned SPI-1 (Subarea 1) / Landmark Building/Site
Applicant: Alan Wieczynski
15 Simpson St.
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- g) Application for a Type III Certificate of Appropriateness (CA3-15-158) for a new single family house at **654 Woodward Ave.** Property is zoned R-5/Grant Park Historic District (Subarea 1).
Applicant: Jacque Edmonds
Po Box 675935
Staff Recommendation: Defer to the June 10, 2015 Commission meeting.
Commission voted: Defer to the June 10, 2015 Commission meeting.
- h) Application for a Type II Certificate of Appropriateness (CA2-15-160) for a revision of plans at **841 Oakdale Rd.** Property is zoned Druid Hills Landmark District.
Applicant: Eric Rothman
807 Church St., Decatur
Staff Recommendation: Approve.
Commission voted: Approved.

- i) Application for a Type II Certificate of Appropriateness (CA2-15-162) for alterations at **306 Auburn Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4).
Applicant: Zenith Omega Alpha Investment And Property Management, Llc
215 Piedmont Ave.
Staff Recommendation: Defer until the June 10, 2015 Commission meeting.
Commission voted: deferred to the June 10, 2015 Commission meeting.

- j) Application for a Type II Certificate of Appropriateness (CA2-15-165) for a revision of plans at **195 Powell St.** Property is zoned Cabbagetown Landmark District (Subarea 3)/Beltline
Applicant: Richard Danner
195 Powell St. S.E.
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- k) Application for a Type III Certificate of Appropriateness (CA3-15-167) for alterations and an addition at **1148 Avon Ave.** Property is zoned R-4A / Oakland City Historic District.
Applicant: Monica Woods
2814 Oxford Dr., Decatur
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- l) Application for a Type II Certificate of Appropriateness (CA2-15-168) for alterations at **731 Brookline St.** Property is zoned R-4A / Adair Park Historic District (Subarea 1)/ Beltline.
Applicant: Monica Woods
2814 Oxford Dr., Decatur
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

Cases deferred from previous meetings:

- m) Application for a Type III Certificate of Appropriateness (CA3-15-173) for a variance to allow structures in the 100 year floodplain where otherwise prohibited and (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.
Deferred on April 22, 2015
Staff Recommendation (CA3-15-173): Approve.
Commission voted: Approved.
Staff Recommendation (CA3-15-121): Defer.
Commission voted: Deferred to the June 24, 2015 Commission meeting.

- n) Application for a Type III Certificate of Appropriateness (CA3-15-163) for consolidation of multiple lots into one lot and (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 Ave.
Deferred on April 22, 2015
Staff Recommendation (CA3-15-163): Approve with conditions.
Commission voted: Approved with conditions.
Staff Recommendation (CA3-15-126): Approve with conditions.
Commission voted: Approved with conditions.
- o) 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 / Beltline.
Applicant: Janice White
1854 Virginia Ave.
Deferred on April 22, 2015
Staff Recommendation: Deny without prejudice.
Commission voted: Denied without prejudice.
- p) 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 April 22, 2015
Staff Recommendation CA3-15-112: Deny without prejudice.
Commission voted: Denied without prejudice.
Staff Recommendation CA3-15-067: Deny.
Commission voted: Denied.
Staff Recommendation CA3-15-066: Approve with conditions.
Commission voted: Approved with conditions.
- q) 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 22, 2015
Staff Recommendation: Deny.
Commission voted: Approved with conditions.

- r) 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 22, 2015
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- s) 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 22, 2015
Staff Recommendation: Defer.
Commission voted: Approved with conditions.
- t) 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 22, 2015
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- u) 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 22, 2015
Staff Recommendation: Defer until the June 10, 2015 Commission meeting.
Commission voted: Deferred to the June 10, 2015 Commission meeting.
- v) Application for a Type III Certificate of Appropriateness (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 22, 2015
Staff Recommendation: Defer until the June 10, 2015 Commission meeting.
Commission voted: Approved with conditions.

- w) 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.

Deferred on April 22, 2015

Staff Recommendation (CA3-15-138): Approve with conditions.

Commission voted: Approved with conditions.

Staff Recommendation (CA3-15-097): Approve with conditions.

Commission voted: Approved with conditions.

Cases originally scheduled for May 27, 2015:

- a) Application for a Type II Certificate of Appropriateness (CA2-15-169) for alterations at **497 Dargan Pl.** Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Terica Kindred
2020 Howell Mill Rd. #185
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- b) Application for a Review and Comment (RC-15-175) for site work and a new playground at **1448 Lucile Ave (KIPP Strive Academy).** Property is zoned R-4A / Beltline.
Applicant: Michelle Ritsch
57 Standard St.
Staff Recommendation: Deny without prejudice.
Commission voted: Denied without prejudice.
- c) Application for a Type III Certificate of Appropriateness (CA3-15-176) for a special exception to allow a 6' high fence/wall where otherwise a 4' high fence is permitted at **1154 Lucile Ave.** Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Allen Belletti

103 Kings Hwy, Decatur

Staff Recommendation: Approve with conditions.

Commission voted: Approved with conditions.

- d) Application for a Type III Certificate of Appropriateness (CA3-15-177) for alterations and an addition at **2931 Baker Ridge Dr.** Property is zoned R-4 / Collier Heights Historic District.
Applicant: Danny Cargal
1743 Fernleaf Cir
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- e) Application for a Type II Certificate of Appropriateness (CA2-15-179) for alterations at **1041 Oak St.** Property is zoned R-4A / West End Historic District.
Applicant: Karim Ziyad
4555 Flat Shoals Parkway
Staff Recommendation: Approve with conditions.
Commission voted: Deferred to the June 10, 2015 Commission meeting.
- f) Application for a Type III Certificate of Appropriateness (CA3-15-183) for alterations at **710 Oakland Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: David Orgram
1708 Peachtree Street
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.
- g) Application for a Type III Certificate of Appropriateness (CA3-15-185) for a variance to allow a reduction in the transitional yard from 10' (required) to 3' (proposed) at **288 Powell St.** Property is zoned Cabbagetown Landmark District (Subarea 4) / Beltline
Applicant: Brandy Morrison
485 Oakland Ave.
Staff Recommendation: Defer until the June 10, 2015 Commission meeting.
Commission voted: Deferred to the June 10, 2015 Commission meeting.
- h) Application for a Type III Certificate of Appropriateness (CA3-15-186) for a special exception to allow a 6' high fence/wall in the half-depth front yard where otherwise a 4' high fence is permitted at **634 Rosalia St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Anne Sciarrone
834 Inman Village Parkway, Suite #100
Staff Recommendation: Approve with conditions.
Commission voted: Approved.

- i) Application for a Type III Certificate of Appropriateness (CA3-15-187) for an addition at **228 Haralson Ave.** Property is zoned R-5/Inman Park Historic District (Subarea 1)
Applicant: Small Carpenters At Large
888 Lake Ave
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- j) Application for a Type II Certificate of Appropriateness (CA2-15-188) for alterations at **522 Oakland Ave.** Property is zoned R-5/Grant Park Historic District (Subarea 1)
Applicant: KGB Investments LLC
260st Lake
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- k) Application for a Type II Certificate of Appropriateness (CA2-15-189) for alterations at **698 Peoples St.** Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Brandy Morrison
485 Oakland Ave
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- l) Application for a Type II Certificate of Appropriateness (CA2-15-190) for alterations and new signage at **541 Edgewood Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4) / Beltline
Applicant: Jennifer C Hiding
994 Grant Terrace Se
Staff Recommendation: Approve with conditions.
Commission voted: Approved with conditions.

- m) Application for a Type III Certificate of Appropriateness (CA3-15-191) for a variance to allow an accessory structure in the Atlantis Ave. front yard where otherwise prohibited at **936 Austin Ave.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Robert A. Hahn
936 Austin Ave.
Staff Recommendation: Defer until the June 10, 2015 Commission meeting.
Commission voted: Deferred to the June 10, 2015 Commission meeting.

- n) Application for a Type III Certificate of Appropriateness (CA3-15-196) for a variance to allow a deck to the side of the principal structure; a reduction in the interior side yard setback from 7' (required) to 5' (proposed); a reduction in the half-depth front yard from 30' (required) to 10' (proposed); an increase in the width of the driveway from 10' (required) to 20' (proposed); for a lack of a paved walkway from the front porch to the front sidewalk; and a double car width garage entrance on the front façade, and (CA3-15-192) for alterations and additions at **778 Hill St.** Property is zoned R-5/Grant Park Historic District

(Subarea 1).

Applicant: Michael Edey
556 John Wesley Dobbs Ave.

Staff Recommendation (CA3-15-196): Approve with conditions.

Commission voted: Approved with conditions.

Staff Recommendation (CA3-15-192): Approve with conditions.

Commission voted: Approved with conditions.

Deferred Cases

- o) Applications for Type III Certificates 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
Deferred on April 22, 2015

Staff Recommendation: Defer until the June 10, 2015 Commission meeting.

Commission voted: Deferred to the June 10, 2015 Commission meeting.

- p) 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, Ga 30097
Deferred on April 22, 2015

Staff Recommendation: Approve with conditions.

Commission voted: Approved with conditions.

- q) 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 April 22, 2015

Staff Recommendation: Approve with conditions.

Commission voted: Approved with conditions.

5. Other Business

6. Adjournment