



## CITY OF ATLANTA

KASIM REED  
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
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TIM KEANE  
Commissioner

CHARLETTA WILSON JACKS  
Director, Office of Planning

### Meeting Results ATLANTA URBAN DESIGN COMMISSION August 12, 2015

(includes cases originally scheduled for July 22, 2015 and August 5, 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 Review and Comment (RC-15-248) for site work at **18 Palisades Rd.** Property is zoned R-4 / Brookwood Hills Conservation District / Beltline.  
Applicant: Dianne Barfield  
PO Box 475, Morrow  
**Staff Recommendation: Send a letter with comments.**  
**Commission Voted: The Commission will send a letter with comments to the Applicant.**
  - b) Application for a Type IV Certificate of Appropriateness (CA4PH-15-255) for a demolition due to a threat to public health and safety at **733 Waterford Rd.** Property is zoned R-3 / Collier Heights Historic District.  
Applicant: Tiara Crumby  
1004 Glen Ivy, Marietta  
**Staff Recommendation: Defer.**  
**Commission Voted: Deferred to August 26, 2015 Commission meeting.**
  - c) Application for a Review and Comment (RC-15-256) for crosswalk painting / public art at **The Intersection of 10<sup>th</sup> St. and Piedmont Rd.** Property is zoned variously.  
Applicant: City of Atlanta - Mayor's Office of Cultural Affairs  
233 Peachtree St.  
**Staff Recommendation: Commission shall confirm delivery of comments.**  
**Commission Voted: The Commission confirmed the delivery of comments at the meeting.**

- d) Application for a Type II Certificate of Appropriateness (CA2-15-257) for alterations at **66 - 68 Hogue St.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline.  
Applicant: Joe Cates  
5381 Vanhook Rd.  
**Staff Recommendation: Denial without prejudice.**  
**Commission Voted: Denied without prejudice.**
- e) Application for a Review and Comment (RC-15-258) for alterations and an addition at **81 Wakefield Dr.** Property is zoned R-4 / Brookwood Hills Conservation District / Beltline.  
Applicant: Britt Morris – MHGC, Inc.  
2135-B Hills Ave.  
**Staff Recommendation: Send a letter with comments.**  
**Commission Voted: The Commission will send a letter with comments to the Applicant.**
- f) Application for a Type III Certificate of Appropriateness (CA3-15-259) for a variance to allow a siding material which does not meet the District regulations at **700 Gaskill St.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.  
Applicant: Roderick Cloud  
1110 Gaskill St.  
**Staff Recommendation: Deny.**  
**Commission Voted: Denied.**
- g) Application for a Type II Certificate of Appropriateness (CA2-15-260) for alterations at **457 Holderness St.** Property is zoned R-4A / West End Historic District / Beltline.  
Applicant: Innocent Nwachukwu  
2550 Sandy Plains Rd.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- h) Application for a Type III Certificate of Appropriateness (CA3-15-263 / CR-15-263) for the disturbance and relocation of a cemetery / burial ground (aka the Williams Cemetery). at **0 Sandy Creek Rd (aka 0 Fulton Industrial Boulevard).** Property is zoned I-2 / I-1.  
Applicant: Majestic Realty Company C/O William Woodson Galloway  
3500 Lenox Rd. STE. 760  
**Staff Recommendation: Commission shall issue a written recommendation regarding the sufficiency of the application.**  
**Commission Voted: The Commission will send a written recommendation regarding the sufficiency of the application.**
- i) Application for a Type II Certificate of Appropriateness (CA2-15-264) for Alterations at **698 Peeples 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.**

- j) Application for a Type II Certificate of Appropriateness (CA2-15-265) for new signage at **145 Auburn Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4).  
Applicant: Octavian Stan  
256 Peachtree Way N.E.  
**Staff Recommendation: Approve.**  
**Commission Voted: Approved.**
- k) Application for a Type III Certificate of Appropriateness (CA3-15-267) for the construction of a new single family house / townhome at **789 Cherokee Ave (aka 765-A Harrison Pl.)**. Property is zoned PD-MU / Grant Park Historic District (Subarea 1).  
Applicant: Gail Glozier  
281 W. Wieuca Rd.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- l) Application for a Type III Certificate of Appropriateness (CA3-15-268) for the construction of a new single family house / townhome at **789 Cherokee Ave (aka 765-B Harrison Pl.)**. Property is zoned PD-MU / Grant Park Historic District (Subarea 1).  
Applicant: Gail Glozier  
281 W. Wieuca Rd.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- m) Application for a Type III Certificate of Appropriateness (CA3-15-270) for the construction of a new single family house / townhome at **789 Cherokee Ave (aka 765-C Harrison Pl.)**. Property is zoned PD-MU / Grant Park Historic District (Subarea 1).  
Applicant: Gail Glozier  
281 W. Wieuca Rd.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- n) Application for a Type III Certificate of Appropriateness (CA3-15-271) for a second story dormer addition at **1113 Colquitt 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: Approve with conditions.**
- o) Application for a Type III Certificate of Appropriateness (CA3-15-272) for a variance to reduce the rear yard setback from 7 feet (required) to 1 foot (proposed) at **383 Georgia Ave.** Property is zoned R-5/Grant Park Historic District (Subarea 1)  
Applicant: Michael Justin Dent  
383 Georgia Ave.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**

- p) Application for a Review and Comment (RC-15-273) for new construction and site work at **1270 West Marietta St.** Property is zoned I-1/Beltline.  
Applicant: Johnny W Tolbert  
750 Selig Dr. STE. D  
**Staff Recommendation: Commission shall confirm delivery of comments.**  
**Commission Voted: the Commission confirmed the delivery of comments at the meeting.**
- q) Application for a Type III Certificate of Appropriateness (CA3-15-275) for a new single family house at **812 Peeples St.** Property is zoned R-4A / West End Historic District / Beltline.  
Applicant: Innoncent Nwachukwu  
2550 Sandy Plains Rd.  
**Staff Recommendation: Defer.**  
**Commission Voted: Deferred to the August 26, 2015 Commission meeting.**
- r) Application for a Type III Certificate of Appropriateness (CA3-15-276) for an addition at **76 Howell St.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline  
Applicant: Ned Falk  
76 Howell St.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- s) Application for a Review and Comment (RC-15-288) for alterations and site work at **125 Palisades Road.** Property is zoned R-4 / Brookwood Hills Conservation District.  
Applicant: Leslie Tyrone  
125 Palisades Rd.  
**Staff Recommendation: Commission shall send a letter with comments.**  
**Commission Voted: Commission will send a letter with comments to the Applicant.**

**Cases deferred from previous meetings:**

- t) Application for a Type III Certificate of Appropriateness (CA3-15-223) for a variance to allow a rooftop addition higher than the existing house and with a higher ridge line and (CA3-15-222) for an addition at **1187 Cleburne Ave.** Property is zoned R-5 / Inman Park Historic District (Subarea 1).  
Applicant: Jon Cauthen  
124 Columbia Dr.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- u) Application for a Type II Certificate of Appropriateness (CA3-15-278) for a financial hardship exemption and (CA2-15-236) for alterations at **957 Allene Ave.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.  
Applicant: Ben Massengale  
309 Glen Abbey Ct., McDonough  
**Staff Recommendation (CA3-15-278): Approve with conditions.**  
**Commission Voted: Approved with conditions.**  
**Staff Recommendation (CA2-15-236): Approved.**  
**Commission Voted: Approved.**

- v) Application for a Type II Certificate of Appropriateness (CA3-15-279) for a financial hardship exemption (CA2-15-237) for alterations at **953 Allene Ave.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.  
Applicant: Ben Massengale  
309 Glen Abbey Ct., McDonough  
**Staff Recommendation (CA3-15-279): Approve.**  
**Commission Voted: Approved.**  
**Staff Recommendation (CA2-15-237): Approve.**  
**Commission Voted: Approved.**
- w) 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: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- x) Application for a Review and Comment (RC-15-232) for an accessory structure and site work at **2741 Howell Mill Rd. (Morris Brandon Elementary School).** Property is zoned R-3.  
Applicant: Evan J Hunter  
P.O. Box 53125  
**Staff Recommendation: Commission shall confirm delivery of comments.**  
**Commission Voted: The Commission confirmed the delivery of comments at the meeting.**
- y) Application for a Type III Certificate of Appropriateness (CA3-15-240) for a new single family home at **754 Kirkwood Ave.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.  
Applicant: Adam Stillman  
350 Sinclair Ave.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Deferred to the August 26, 2015 Commission meeting.**
- z) Application for a Type III Certificate of Appropriateness (CA3-15-242) for a new single family home at **760 Kirkwood Ave.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.  
Applicant: Adam Stillman  
350 Sinclair Ave.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Deferred to the August 26, 2015 Commission meeting.**
- aa) Application for a Type III Certificate of Appropriateness (CA3-15-243) for a new single family home at **768 Kirkwood Ave.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.  
Applicant: Adam Stillman  
350 Sinclair Ave.  
**Staff Recommendation: Defer.**  
**Commission Voted: Deferred to the August 26, 2015 Commission meeting.**

- bb) Application for a Type III Certificate of Appropriateness (CA3-15-211) for an addition and site work at **1303 Lucile Ave.** Property is zoned R-4A / West End Historic District / Beltline.  
Applicant: William Barefield  
1303 Lucile Ave.

**Staff Recommendation: Approve with conditions.**

**Commission Voted: Approved with conditions.**

**Cases Originally Scheduled for August 12, 2015:**

- a) Application for a Review and Comment (RC-15-269) on the National Register of Historic Places Nomination of **87 Fifteenth St. (The Castle)** Property is zoned SPI-16 (Subarea 1) / Historic Building/Site.  
Applicant: Dr. David Crass  
2610 GA Hwy.

**Staff Recommendation: The Commission will confirm the delivery of comments.**

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

- b) Application for a Type III Certificate of Appropriateness (CA3-15-282) for a variance to allow an independent driveway not connected to a public street, and a Type II Certificate of Appropriateness (CA2-15-281) for alterations at **545 Oakland Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).  
Applicant: Jon Friedline  
545 Oakland Ave.

**Staff Recommendation CA3-15-282: Approve**

**Commission Voted: Approved.**

**Staff Recommendation CA3-15-281: Approve**

**Commission Voted: Approved.**

- c) Application for a Review and Comment (RC-15-285) on a Special Exception (V-15-165) to reduce the number of on-site parking from 5 spaces (required) to 0 spaces (proposed) at **760 Confederate Ave.** Property is zoned NC-7 / Grant Park Historic District (Subarea 1) / Beltline.  
Applicant: Philippe Pellerin  
464 Boulevard Ave S.E.

**Staff Recommendation: Send a letter with comments to the Applicant and BZA.**

**Commission Voted: The Commission will send a letter with comments to the Applicant and the BZA.**

- d) Application for a Type II Certificate of Appropriateness (CA2-15-290) for alterations at **724 Oakland Ave.** Property is zoned R-5/Grant Park Historic District (Subarea 1).  
Applicant: Kelly Scibona  
724 Oakland Ave.

**Staff Recommendation: Approve.**

**Commission Voted: Approved.**

- e) Application for a Type II Certificate of Appropriateness (CA2-15-291) for alterations at **407 Bass St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).  
Applicant: Joseph Wilkins  
407 Bass St.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- f) Application for a Type III Certificate of Appropriateness (CA3-15-293) for a new single-family house at **654 McDonald St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.  
Applicant: Kelly Givens  
3027 St Annes Lane  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- g) Application for a Type III Certificate of Appropriateness (CA3-15-294) for alterations and additions at **175 Battery Pl.** 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.**
- h) Application for a Type III Certificate of Appropriateness (CA3-15-296) for a variance to allow a reduction in the minimum lot coverage from 63% (required) to 38% (proposed), to allow a reduction in the minimum building height from 17.5' (required) to 12.9' (proposed), to increase the rear yard setback from 22' (required) to 54.4 feet (proposed), to increase the left side yard setback from 2.2' (required) to 5' (proposed), and to increase the right side yard setback from 3.6' (required) to 16.3' (proposed), and (CA3-15-295) for alterations and an additions at **572 Auburn Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline.  
Applicant: Adam Stillman  
350 Sinclair Ave.  
**Staff Recommendation CA3-15-295: Approve.**  
**Commission Voted: Approved.**  
**Staff Recommendation CA3-15-296: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- i) Application for a Type III Certificate of Appropriateness (CA3-15-299) for a variance to allow a reduction in the Augusta Place front yard from 61' (required) to 56' 1" (Proposed) at **710 Oakland Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).  
Applicant: David Ogram  
1708 Peachtree St.  
**Staff Recommendation: Approve.**  
**Commission Voted: Approved.**

- j) Application for a Type III Certificate of Appropriateness (CA3-15-300) for alterations and a rooftop addition at **345 Edgewood Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4).  
Applicant: Randy E Pimsler  
1383 Spring St.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- k) Application for a Type IV Certificate of Appropriateness (CA4PH-15-301) for a demolition due to a threat to public health and safety at **818 Brookline St.** Property is zoned R-4A/Adair Park Historic District (Subarea 1) / Beltline.  
Applicant: William Robert Bryant Jr.  
145 Ponce De Leon Ave.  
**Staff Recommendation: Defer.**  
**Commission Voted: Deferred to the August 26, 2015 Commission meeting.**
- l) Application for a Type III Certificate of Appropriateness (CA3-15-302) for a new single family house at **899 Boulevard.** Property is zoned R-5/Grant Park Historic District (Subarea 1) / Beltline.  
Applicant: Shon Balsar  
4514 Chamblee Dunwoody Rd.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Deferred to the September 9, 2015 Commission meeting.**
- m) Application for a Type IV Certificate of Appropriateness (CA4ER-15-304) for a demolition due to an unreasonable economic return at **1111 St Augustine Pl.** Property is zoned R-4 / Atkins Park Historic District.  
Applicant: Joseph Ashkouti For Heritage Select Homes Llc  
6000 Lake Forrest Dr, Nw  
**Staff Recommendation: Defer to August 26, 2015.**  
**Commission Voted: Deferred to the August 26, 2015 Commission meeting.**

**Cases deferred from previous meetings:**

- n) 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  
Deferred on July 8, 2015  
**Staff Recommendation: Defer to September 9, 2015.**  
**Commission Voted: Deferred to the September 9, 2015 Commission meeting.**



- o) 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) and, (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 July 8, 2015

**Staff Recommendation: Defer.**

**Commission Voted: Defer to the August 26, 2015 Commission meeting.**

- p) Application for a Type IV Certificate of Appropriateness (CA4ER-15-238) for a demolition due to an unreasonable economic return at **817 Lullwater Rd.** Property is zoned Druid Hills Landmark District.

Applicant: Wilson, Brock, & Irby, LLC.  
2849 Paces Ferry Rd. STE. 700  
Deferred on July 8, 2015

**Staff Recommendation: Defer.**

**Commission Voted: Defer to the August 26, 2015 Commission meeting.**

5. Other Business

6. Adjournment