



CITY OF ATLANTA

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MAYOR

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TIM KEANE
Commissioner

**CHARLETTA WILSON
JACKS**
Director, Office of
Planning

Meeting Results
ATLANTA URBAN DESIGN COMMISSION
September 09, 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 III Certificate of Appropriateness (CA3-15-328) for a variance to reduce the West Ashland Street front yard from a minimum of 35' (required) to 9.7' (proposed), to reduce the east side yard setback from a minimum of 7.5' (required) to 5.8' (proposed), to allow a deck not located to the rear of the principal structure, to allow off street parking between the principal structure and the street, and to allow a lack of a front porch on the West Ashland façade of the principle structure, and (CA3-15-329) for alterations, an addition, and site work at **754 Lake Ave.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline
Applicant: Stanley Sugarman
1934 Hosea Williams Drive
Staff Recommendation: Defer.
Commission Voted: Deferred to the September 23, 2015 Commission meeting.
 - b) Application for a Type III Certificate of Appropriateness (CA3-15-332) for a variance to allow a shared driveway, and (CA3-15-331) for a new single-family house at **218 Berean Ave.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Suzanne Harriman
1315 Hardee Street
Staff Recommendation: (CA3-15-332) Approve with conditions.
(CA3-15-331) Defer.
Commission Voted: Deferred to the September 23, 2015 Commission meeting.
 - c) Application for a Type III Certificate of Appropriateness (CA3-15-334) for a new single-family house at **666 (AKA 668) Bryan St.** Property is zoned R-5/Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Adam Stillman
350 Sinclair Avenue
Staff Recommendation: Approve with one condition.
Commission Voted: Approved with one condition.

- d) Application for a Type III Certificate of Appropriateness (CA3-15-335) for a variance to allow an increase in roof height from a maximum of 16' 8" (required) based on the compatibility rule to 22' 2" (proposed), to increase the roof pitch from 4:12 (required) based on the compatibility rule to 10:12 (proposed), to increase the east side yard setback from a maximum of 2' (required) based on the compatibility rule to 10' (proposed), to decrease the west side yard setback from a minimum of 24' (required) based on the compatibility rule to 6.2' (proposed), to allow a front façade organization which does not meet the compatibility rule, and to allow for no sidewalk to be installed, and (CA3-15-336) for a new-single family house at **719 Mollie St.** Property is zoned Cabbagetown Landmark District (Subarea 3)/Beltline
Applicant: Adam Stillman
350 Sinclair Avenue
Staff Recommendation: CA3-15-335 – Approve.
Commission Voted: Approved.
CA3-15-336 – Defer.
Commission Voted: Approved with conditions.
- e) Application for a Review and Comment (RC-15-338) for a change in conditions on Rezoning application Z-15-034 at **224 Haralson Ave.** Property is zoned PD-H / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Michael L Tillman
1827 Powers Ferry Road
Staff Recommendation: Send a letter with comments to the Applicant and the Secretary of the Zoning Review Board.
Commission Voted: The Commission will send a letter with comments to the Applicant and the Secretary of the Zoning Review Board.
- f) Application for a Type III Certificate of Appropriateness (CA3-15-339) for a financial hardship exemption at **700 Gaskill St.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Eugene Holcombe
3127 Lenox Rd. #38
Staff Recommendation: Defer.
Commission Voted: Deferred to the September 23, 2015 Commission meeting.
- g) Application for a Type III Certificate of Appropriateness (CA3-15-340) for a new single-family house at **2083 Butler Way.** Property is zoned R-4A/Whittier Mill Historic District.
Applicant: Gina Ragsdale
2497 Edwards Drive
Staff Recommendation: Defer to the meeting of November 23, 2015.
Commission Voted: Deferred to the November 23, 2015 Commission meeting.
- h) Application for a Type II Certificate of Appropriateness (CA2-15-341) for a revision to plans previously approved by the Commission at **841 Oakdale Rd.** Property is zoned Druid Hills Landmark District
Applicant: Eric Rothman
2154 Deer Ridge Dr.
Staff Recommendation: Approve.
Commission Voted: Approved with conditions.

- i) Application for a Type III Certificate of Appropriateness (CA3-15-342) for a rear addition at **691 Catherine St.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Jerry Davis
255 E. Lanier Ave., Fayetteville
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.

- j) Application for a Type III Certificate of Appropriateness (CA3-15-343) for a rear addition at **540 Atwood St.** Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Jerry Davis
255 E. Lanier Ave., Fayetteville
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with amended conditions.

- k) Application for a Type II Certificate of Appropriateness (CA2-15-346) for a revision to plans previously approved by the Commission at **421 Edgewood Ave.** Property is zoned Martin Luther King Jr. Landmark District (Subarea 4) / Beltline.
Applicant: Joyce King
611 North Ave. Apt. # 3217
Staff Recommendation: Approve with one condition.
Commission Voted: Approved with one condition.

- l) Application for Review and Comment (RC-15-352) for the demolition of single family homes at **148, 154, 158, 164, 168, 172, 194, 198, & 206 Atlanta Ave.** Properties are zoned R-4A.
Applicant: Kissberg Construction
1100 2nd St., Stone Mountain
Staff Recommendation: Commission will deliver comments at the meeting.
Commission Voted: The Commission delivered its verbal comments at the meeting.

- m) Application for Review and Comment (RC-15-353) for the demolition of single family homes at **147, 153, 157, 163, 167, 171, 183, 187, & 189 Ormond St.** Properties are zoned R-4A.
Applicant: Kissberg Construction
1100 2nd St., Stone Mountain
Staff Recommendation: Commission will deliver comments at the meeting.
Commission Voted: The Commission delivered its verbal comments at the meeting.

- n) Application for a Type III Certificate of Appropriateness (CA3-15-356) for a variance to allow a second story addition taller than the existing structure and with a higher ridge line, and (CA3-15-357) for alterations and an addition at **193 Battery Pl.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Dan Hanlan
322 Clifton Rd.
Staff Recommendation: CA3-15-365 – Defer.
CA3-15-357 – Defer.
Commission Voted: Deferred to the September 23, 2015 Commission meeting.

- o) Application for a Review and Comment (RC-15-365) for an addition at **235 West Wieuca Rd.** Property is zoned C-1-C.
Applicant: Jim King
76 Laurel Dr.
Staff Recommendation: Commission will deliver comments at the meeting.
Commission Voted: The Commission delivered its verbal comments at the meeting.

Cases deferred from previous meetings:

- p) 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
Deferred on August 26, 2015
Staff Recommendation: Defer.
Commission Voted: Deferred to the September 23, 2015 Commission meeting.
- q) 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.
Deferred on August 26, 2015
Staff Recommendation: Defer.
Commission Voted: Approved with conditions.
- r) 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.
Deferred on August 12, 2015
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- s) 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
Deferred on August 12, 2015
Staff Recommendation: Defer to allow time for the Economic Review Panel to provide a written report.
Commission Voted: Deferred to the September 23, 2015 Commission meeting.

- t) Application for a Type III Certificate of Appropriateness (CA3-15-309) for an addition/car port enclosure at **2687 Baker Ridge Dr.** Property is zoned R-4 / Collier Heights Historic District.
Applicant: Emmett Jimerson
2687 Baker Ridge Dr.
Deferred on August 26, 2015
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- u) Application for a Review and Comment (RC-15-318) for a new accessory structure addition at **46 Montclair Dr.** Property is zoned R-4 / Brookwood Hills Conservation District.
Applicant: Tim Sullivan
Amsterdam Ave. STE. 3
Deferred on August 26, 2015
Staff Recommendation: Defer to the meeting of October 14, 2015.
Commission Voted: Deferred to the October 14, 2015 Commission meeting.
- v) Application for a Type III Certificate of Appropriateness (CA3-15-330) for a special exception to reduce the on-site parking from 6 spaces (required) to 2 spaces (proposed) and for a shared parking arrangement, and (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 August 26, 2015
Staff Recommendation: CA3-15-330 – Approve with conditions.
Commission Voted: Approved with conditions.
Staff Recommendation: CA3-15-185 – Approve with conditions.
Commission Voted: Approved with conditions.
Staff Recommendation: CA3-15-090 – Defer.
Commission Voted: Deferred to the October 14, 2015 Commission meeting.
- w) Application for a Type III Certificate of Appropriateness (CA3-15-337) for a variance to allow a reduction in the west side yard setback from 7' 6" (required based on a previously existing building of like use) to 4.8' (proposed) and to allow a decrease in the west side yard setback from 4' 6" (required based on a previously existing building of like use) to 4.3' (proposed), and (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 August 12, 2015
Staff Recommendation: (CA3-15-337): Deny.
(CA3-15-158): Deny.
Commission Voted: Deferred to the September 23, 2015 Commission meeting.

5. Other Business

6. Adjournment