



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

Proposed Agenda
ATLANTA URBAN DESIGN COMMISSION
September 23, 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:
 - a) Application for a Type III Certificate of Appropriateness (CA3-15-348) for alterations and an addition at **698 Lexington Ave.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Rick Bizot
1077 Alta Ave.
Staff Recommendation: Approve with conditions.
 - b) Application for a Type II Certificate of Appropriateness (CA2-15-351) for alterations at **455 Atlanta Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Mareece Abney
3375 Centerville Hwy. # 464, Snellville
Staff Recommendation: Approve with conditions.
 - c) Application for a Type II Certificate of Appropriateness (CA2-15-359) for alterations at **1040 Allene Ave.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Jeffrey E. Franklin
1101 Meriwether Dr., Bogart
Staff Recommendation: Approve with conditions.
 - d) Application for a Type III Certificate of Appropriateness (CA3-15-361) for a rooftop addition at **332 Ormond St.** Property is zoned NC-7-C / Grant Park Historic District (Subarea 1).
Applicant: Randy E. Pimsler
1383 Spring St.
Staff Recommendation:

- e) Application for a Review and Comment (RC-15-366) for the demolition of a City of Atlanta owned property at **3931 Land O Lakes Dr.** Property is zoned R-3.
Applicant: Henritetta Kissberg
1100 2nd St., Stone Mountain
Staff Recommendation: Confirm the delivery of comments.

- f) Application for a Review and Comment (RC-15-367) for demolition of a City of Atlanta owned property and new construction at **1111 Hill St.** Property is zoned I-1-C / Beltline.
Applicant: Henrietta Kissberg
1100 2nd St., Stone Mountain
Staff Recommendation: Confirm the delivery of comments.

- g) Application for a Type III Certificate of Appropriateness (CA3-15-370) for a variance to allow a reduction in the rear yard setback from 7' (required) to 3.5' (proposed) at **404 Orleans St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: Robert Ross
847 Ormewood Ter.
Staff Recommendation: Approve.

- h) Application for Review and Comment (RC-15-371) regarding Z-15-40 for revisions to the **Druid Hills Landmark District** regulations. Property is zoned Druid Hills Landmark District.
Applicant: Office of Planning
55 Trinity Avenue
Staff Recommendation: Send a letter with comments to the Secretary of the BZA.

- i) Application for Review and Comment (RC-15-377) for alterations to the Cyclorama Building and immediately adjacent property at **800 Cherokee Avenue (Cyclorama Building / Grant Park).** Property is zoned R-5.
Applicant: Atlanta History Center
130 West Paces Ferry Road
Staff Recommendation: Confirm the delivery of comments.

Cases deferred from previous meetings:

- j) 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.
Deferred on August, 26, 2015
Staff Recommendation: Defer.

- k) 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.
Deferred on August, 26, 2015
Staff Recommendation: Defer.
- l) 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.
Deferred on August, 26, 2015
Staff Recommendation: Defer.
- m) 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:
- n) 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:
- o) 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: Approve with conditions.

- p) 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:

- q) 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: Denial.

- q) 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: Denial without prejudice.

- r) 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:

5. Other Business

6. Adjournment