



CITY OF ATLANTA

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

TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

AUDC Agenda
ATLANTA URBAN DESIGN COMMISSION
October 28, 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:

Cases originally scheduled for October 14, 2015:

- a) Application for a Type III Certificate of Appropriateness (CA3-15-384) for alterations and additions at **375 Milledge Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: Brooke Emler
1005 Wedgewood Way
Staff Recommendation: Defer to the November 9, 2015 Commission meeting.
Commission Voted: Deferred to the November 9, 2015 Commission meeting.
- b) 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 October 5, 2015
Staff Recommendation: Defer.
Commission Voted: Deferred to the December 9, 2015 Commission meeting
- c) 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 October 5, 2015
Staff Recommendation: Defer.
Commission Voted: Deferred to the December 9, 2015 Commission meeting

- d) 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 October 5, 2015
Staff Recommendation: Defer.
Commission Voted: Deferred to the December 9, 2015 Commission meeting
- e) Application for a Type III Certificate of Appropriateness(CA3-15-394) for a replat, (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
Deferred on October 5, 2015
Staff Recommendation CA3-15-394: Denial without prejudice.
Commission Voted: Denied without prejudice.
Staff Recommendation CA3-15-328 & CA3-15-329: Defer to the November 9, 2015 Commission meeting.
Commission Voted: Deferred to the November 9, 2015 Commission meeting.
- f) 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 October 5, 2015
Staff Recommendation: Defer.
Commission Voted: Deferred to the December 9, 2015 Commission meeting.

Cases originally scheduled for October 28, 2015:

- a) Application for a Type III Certificate of Appropriateness (CA3-15-397) for a variance to allow a deck between the street and the principal structure at **642 Home Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Nathan Shivar
642 Home Ave.
Staff Recommendation: Defer to the November 9, 2015 Commission meeting.
Commission Voted: Deferred to the November 9, 2015 Commission meeting.

- b) Application for a Type III Certificate of Appropriateness (CA3-15-400) for a new accessory structure at **688 Gillette Ave.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Israel L Shahdaiah
1277 Avalon Pl.
Staff Recommendation: Defer to the November 9, 2015 Commission meeting.
Commission Voted: Deferred to the November 9, 2015 Commission meeting.
- c) Application for a Type III Certificate of Appropriateness (CA3-15-402) for a special exception to allow a privacy fence/wall which exceeds 4' in the half depth front yard at **1080 Oak St.** Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Derie Shirmon
1080 Oak St.
Staff Recommendation: Defer to the November 9, 2015 Commission meeting.
Commission Voted: Approved with conditions.
- d) Application for a Type III Certificate of Appropriateness (CA3-15-405) for a new mixed-use development at **700 Memorial Dr.** Property is zoned Cabbagetown Landmark District (Subarea 5) / Beltline.
Applicant: William N Bollwerk
2964 Peachtree Rd. STE. 360
Staff Recommendation: Defer.
Commission Voted: Deferred to the November 23, 2015 Commission meeting.
- e) Application for a Type III Certificate of Appropriateness (CA3-15-407) for a variance to allow a reduction in the west side yard from 3 feet (required) to 2.1 feet (proposed), and (CA3-15-406) for alterations and an addition at **1079 Colquitt Ave.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.
Applicant: Ute Banse
1077 Alta Ave.
Staff Recommendation: Approve with a condition.
Commission Voted: Approved with conditions.
- f) Application for a Review and Comment (RC-15-408) for a new outdoor classroom/pavilion and site work at **8 Peachtree Battle Ave (E. Rivers Elementary School)** Property is zoned RG-2.
Applicant: Ron Grunwald
504 Deering Rd.
Staff Recommendation: Confirm the delivery of comments at the meeting.
Commission Voted: The Commission confirmed the delivery of comments at the meeting.

- g) Application for a Review and Comment (RC-15-414) on variance application V-15-327, and (RC-15-318) for a new accessory structure addition at **46 Montclair**. Property is zoned R-4 / Brookwood Hills Conservation District / Beltline.
Applicant: Jones Pierce Architects
553-3 Amsterdam Ave.
Staff Recommendation RC-15-414: Send a letter with comments to the Secretary of the Board of Zoning Adjustment.
Commission Voted: Deferred to the November 9, 2015 Commission meeting.
Staff Recommendation RC-15-318: Send a letter with comments to the Applicant.
Commission Voted: Deferred to the November 9, 2015 Commission meeting.

Cases deferred from previous meetings:

- h) 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 October 5, 2015
Economic Review Panel Recommendation: Approve.
Commission Voted: Deferred to the November 23, 2015 Commission meeting.
- i) 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.
Deferred on October 5, 2015
Staff Recommendation: Defer.
Commission Voted: Deferred to the November 9, 2015 Commission meeting.
- j) Application for a Type III Certificate of Appropriateness (CA3-15-388) for a second story addition at **89 Bradley St**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline.
Applicant: Saskia Benjamin
89 Bradley St.
Staff Recommendation: Defer to the November 9, 2015 Commission meeting.
Commission Voted: Deferred to the November 9, 2015 Commission meeting.
- k) Application for a Type III Certificate of Appropriateness (CA3-15-389) for a new single-family house at **688 Grant Ter**. Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: Jacque Edmonds
P.O. Box 675935, Marietta
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.

5. Other Business

- Rules of Procedure
- Appointment Required – Commission to determine an appropriate manner in which to honor Ms. Rosel Fann.

6. Adjournment