



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
November 23, 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 II Certificate of Appropriateness (CA2-15-427) for alterations, an accessory structure, and site work at **907 Boulevard**. Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Jacquelyn Edmonds
PO Box 675935, Marietta
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
 - b) Application for a Type II Certificate of Appropriateness (CA2-15-428) for site work at **105 (aka 115) Courtland St. (First Congregational Church)**. Property is zoned SPI 1 (Subarea 1) / Landmark Building/Site
Applicant: Levi Butler
105 Courtland St.
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
 - c) Application for a Review and Comment (RC-15-437) on rezoning application Z-15-049 at **109 Huntington Rd**. Property is zoned R-4 / Brookwood Hills Conservation District.
Applicant: April Ingraham
165 West Wieuca Rd.
Staff Recommendation: Send a letter with comments.
Commission Voted: The Commission will send a letter with comments to the Secretary of the Zoning Review Board.

- d) Application for a Type III Certificate of Appropriateness (CA3-15-438) for a second story addition and alterations at **451 Atlanta Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Gilbert Tillman
469 Morgan Dairy Rd.
Staff Recommendation: Approve with conditions
Commission Voted: Approved with conditions.
- e) Application for a Type III Certificate of Appropriateness (CA3-15-439) for alterations and an addition at **780 Lexington Ave.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Arlene E Edwards
780 Lexington Ave.
Staff Recommendation: Defer.
Commission Voted: Deferred to the December 9, 2015 Commission meeting.
- f) Application for a Type III Certificate of Appropriateness (CA3-15-441) for a new two-family house at **266 (aka 252) Bass St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1)
Applicant: Shona Griffin
4000 Ferry Heights Dr.
Staff Recommendation: Defer to the December 9, 2015 Commission meeting.
Commission Voted: Deferred to the December 9, 2015 Commission meeting.
- g) Application for a Type III Certificate of Appropriateness (CA3-15-442) for a variance to allow a reduction in the west side yard from 20 feet (required) to 9 feet (proposed), and to allow a reduction in the front yard setback from 75 feet (required) to 63 feet (proposed) at **801 Lullwater Rd.** Property is zoned Druid Hills Landmark District.
Applicant: Earl Jackson
3094 Brook Dr., Decatur
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- h) Application for a Type III Certificate of Appropriateness (CA3-15-444) for a new single family house at **778 Hill St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).
Applicant: Michael Edey
112 Bradley St.
Staff Recommendation: Defer to the December 9, 2015 Commission meeting.
Commission Voted: Deferred to the December 9, 2015 Commission meeting.
- i) Application for a Type II Certificate of Appropriateness (CA2-15-445) for alterations at **1043 Metropolitan Pkwy.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Modest Footprint, LLC
715 Brookline St.
Staff Recommendation: Approve with conditions.
Commission Voted: Deferred to the December 9, 2015 Commission meeting.

- j) Application for a Review and Comment (RC-15-451) on special exception application V-15-285 to allow a reduction in parking from 13 spaces (required) to 6 spaces (proposed) at **26 Waddell St.** Property is zoned R-LC/Inman Park Historic District (Subarea 1).

Applicant: Dorothy Pinney
26 Waddell St., NE

Staff Recommendation: Send a letter with comments.

Commission Voted: The Commission will send a letter with comments to the Secretary of the Board of Zoning Adjustment.

- k) Application for a Review and Comment (RC-15-452) for site work and modular offices on City of Atlanta property at **900 Lois Street (Bellwood Quarry)** and site work and construction work on City of Atlanta property at **650 Bishop Street (Hemphill Site)** – Properties are zoned I-2 / Beltline.

Applicant: PC Russell a Joint Venture
193 Tilley Dr, South Burlington, Vermont

Staff Recommendation: Confirm the delivery of comments at the meeting.

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

Deferred Cases

- l) 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 28, 2015

Economic Review Panel: Approve with conditions.

Commission Voted: Denial.

- m) 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
Deferred on November 9, 2015

Staff Recommendation: Defer to the January 27, 2016 Commission meeting.

Commission Voted: Deferred to the January 27, 2015 Commission meeting.

- n) 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
Deferred on September 9, 2015
Staff Recommendation: Defer to the January 13, 2016 Commission meeting.
Commission Voted: Deferred to the January 13, 2016 Commission meeting.
- o) 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
Deferred on November 9, 2015
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- p) 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.
Deferred on November 9, 2015
Staff Recommendation: Defer.
Commission Voted: Deferred to the December 9, 2015 Commission meeting.
- q) 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
Deferred on October 28, 2015
Staff Recommendation: Defer.
Commission Voted: Deferred to the December 9, 2015 Commission meeting.
- r) Application for a Type II Certificate of Appropriateness (CA2-15-416) for alterations at **1177 Oak St**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Carlton Ferguson
3009 Rainbow Dr.
Deferred on November 9, 2015
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.
- s) Application for a Type II Certificate of Appropriateness (CA2-15-418) for alterations at **943 White St**. Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Brenda Gibbons
2860 Church St., East Point
Deferred on November 9, 2015
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.

- t) Application for a Type II Certificate of Appropriateness (CA2-15-419) for alterations at **902 White St.** Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Brenda Gibbons
2860 Church St., East Point
Deferred on November 9, 2015
Staff Recommendation: Approve with conditions.
Commission Voted: Approved with conditions.

- u) Application for a Type IV Certificate of Appropriateness (CA4PH-15-422) for demolition due to a threat to public health and safety at **733 Waterford Rd.** Property is zoned R-3 / Collier Heights Historic District.
Applicant: Mark McCammon
110 Andrew Dr., Stockbridge
Deferred on November 9, 2015
Staff Recommendation: Defer to the December 9, 2015 Commission meeting.
Commission Voted: Approved with conditions.

5. Other Business

- Adoption of 2016 Deadline and Application Submission Schedule

6. Adjournment