



## 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 February 24, 2016 at 4:00 pm Atlanta City Hall Council Chambers, Second Floor

*\*The Urban Design Commission adopted new "Rules of Procedure" at its November 9, 2015 meeting which govern its operations and how it conducts its meetings. The new "Rules of Procedure" can be found on the City of Atlanta website: <http://www.atlantaga.gov/modules/showdocument.aspx?documentid=20491>*

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
4. Business:
  - a) Application for a Review and Comment (RC-16-034) for new construction and site work at **2440 Bolton Rd.** Property is zoned I-2.  
Applicant: Brett Bergdolt  
4405 International Blvd., Norcross  
**Staff Recommendation: Confirm the delivery of comments at the meeting.**  
**Commission Voted: The Commission confirmed the delivery of comments at the meeting.**
  - b) Application for a Type II Certificate of Appropriateness (CA2-16-038) for alterations and site work at **814 Azalia St.** Property is zoned R-4A / West End Historic District / Beltline.  
Applicant: Brenda Gibbens  
2860 Church St., East Point  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
  - c) Application for a Type III Certificate of Appropriateness (CA3-16-039) for dormer additions at **819 Lake Ave.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.  
Applicant: Julio Lasso  
86 Daisy Meadow Trl., Lawrenceville  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**

- d) Application for a Type III Certificate of Appropriateness (CA3-16-040) for a variance to allow a reduction in the amount of off street parking from 1 (required) to 0 (proposed) at **256 Powell St.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.  
Applicant: Christopher Russell  
1363 Orange Blossom Ter.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- e) Application for a Type III Certificate of Appropriateness (CA3-16-042) for a variance to reduce the front yard setback from a minimum of 4 feet 6 inches (required) to 1 foot 8 inches (proposed), and (CA2-16-041) for a revision of plans previously approved by the Commission at **611 Auburn Ave.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline.  
Applicant: Jason Parker  
605 Auburn Avenue  
**Staff Recommendation CA3-16-042: Approve.**  
**Commission Voted: Approved.**  
**Staff Recommendation CA2-16-042: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- f) Application for a Type III Certificate of Appropriateness (CA3-16-045) for a variance to allow a driveway which is not connected to a public street (CA3-16-044) for a new single family house at **401 Atlanta Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).  
Applicant: Adam Stillman  
350 Sinclair Ave.  
**Staff Recommendation CA3-16-045: Approve.**  
**Commission Voted: Approved.**  
**Staff Recommendation CA3-16-044: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- g) Application for a Type IV Certificate of Appropriateness (CA4PH-16-047) for a demolition due to a threat to public health and safety at **103 Bradley St.** Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline.  
Applicant: Harold Buckley, Jr., Esq.  
787 Field St.  
**Staff Recommendation: Defer.**  
**Commission Voted: Deferred to the March 9, 2016 Commission meeting.**
- h) Application for a Type II Certificate of Appropriateness (CA2-16-048) for a revision of plans at **375 Glenwood Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).  
Applicant: Stephen Patrick Kachur  
375 Glenwood Ave.  
**Staff Recommendation: Approve with a condition.**  
**Commission Voted: Approved with conditions.**

- i) Application for a Type II Certificate of Appropriateness (CA2-16-050) for alterations and site work at **405 Holderness St.** Property is zoned R-4A/West End Historic District  
Applicant: Edward Margiotta  
2977 Mountain Brook Rd., Canton  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
  
- j) Application for a Type III Certificate of Appropriateness (CA3-16-051) for alterations and an addition at **674 Lexington Ave.** Property is zoned R-4A/Adair Park Historic District (Subarea 1)  
Applicant: Rick Bizot  
1077 Alta Ave.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
  
- k) Application for a Review and Comment (RC-16-052) for alterations and an addition at **26 Woodcrest Ave.** Property is zoned R-4 / Brookwood Hills Conservation District.  
Applicant: Adam Mascola  
339 West Oaks Trl., Woodstock  
**Staff Recommendation: Send a letter with comments to the Applicant.**  
**Commission Voted: The Commission will send a letter with comments to the Applicant.**
  
- l) Application for a Type II Certificate of Appropriateness (CA2-16-054) for alterations at **865 Rose Cir.** Property is zoned R-4A / West End Historic District / Beltline.  
Applicant: Lynn Angus  
3082 Brook Dr., Decatur  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
  
- m) Application for a Type II Certificate of Appropriateness (CA2-16-055) for alterations at **505 Robinson Ave.** Property is zoned R-5/Grant Park Historic District (Subarea 1)/ beltline.  
Applicant: Udi Perez For Direct Properties, LLC.  
2250 N. Druid Hills Rd.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
  
- n) Application for a Type III Certificate of Appropriateness (CA3-16-057) for a variance to allow a reduction in the front yard setback from a minimum of 60 ft (required) to 30 ft (proposed) at **451 Atlanta Ave.** Property is zoned R-5/Grant Park Historic District (Subarea 1)  
Applicant: Gilbert Tillman  
469 Morgan Dairy Rd., Griffin  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Deferred to the March 9, 2016 Commission meeting.**

**Deferred Cases**

- o) 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 Street  
Deferred on January 27, 2016  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- p) Application for a Type III Certificate of Appropriateness (CA3-15-470) for construction of a new house at **627 Moreland Ave.** Property is zoned SPI-7/Candler Park Special Interest District (Subarea 2C).  
Applicant: Tiara Crumby  
1004 Glen Ivy, Marietta  
Deferred on January 13, 2016  
**Staff Recommendation: Defer.**  
**Commission Voted: Deferred to the March 9, 2016 Commission meeting.**
- q) Application for a Type III Certificate of Appropriateness (CA3-15-471) for construction of a new house at **621 Moreland Ave.** Property is zoned SPI-7/Candler Park Special Interest District (Subarea 2C).  
Applicant: Tiara Crumby  
1004 Glen Ivy, Marietta  
Deferred on January 13, 2016  
**Staff Recommendation: Defer.**  
**Commission Voted: Deferred to the March 9, 2016 Commission meeting.**
- r) Application for Type III Certificates of Appropriateness (CA3-15-488) for a variance to reduce the front yard setback from 21' (required) to 17' (proposed) and a variance from the requirement that an independent driveway be connected to a public; and (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 Drive  
Deferred on February 10, 2016  
**Staff Recommendation CA3-15-488: Approve.**  
**Commission Voted: Approved.**  
**Staff Recommendation CA3-15-441: Approve with conditions.**  
**Commission Voted: Approved with conditions.**

- s) Applications for Type III Certificates of Appropriateness (CA3-15-493) for variances to increase the height from 23'(required) to 26' (proposed), a reduction in the front yard setback from 28.22' (required) to 24'7" (proposed), a reduction in the north side yard setback from 11.28' (required) to 8' 5 ¼" (proposed), a reduction in the south side yard setback from 11.93' (required) to 7'6" (proposed); and (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 February 10, 2016  
**Staff Recommendation: Denial without prejudice.**  
**Commission Voted: Denied without prejudice.**  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- t) Application for a Type IV Certificate of Appropriateness (CA4PH-16-016) for demolition of an accessory structure due to a threat to public health and safety at **1496 Fairview Rd**. Property is zoned Druid Hills Landmark District.  
Applicant: Kevin Ferguson  
1496 Fairview Rd.  
Deferred on February 10, 2016  
**Staff Recommendation: Defer**  
**Commission Voted: Deferred to the March 9, 2016 Commission meeting.**
- u) Application for a Type III Certificate of Appropriateness (CA3-16-018) for a variance to allow a reduction in the rear yard setback from 40 feet (required) to 9.2 feet (proposed), and to allow a reduction in the west side yard setback from 25 feet (required) to 9.9 feet (proposed) (CA3-16-017) for a new accessory structure at **1496 Fairview Rd**. Property is zoned Druid Hills Landmark District.  
Applicant: Kevin Ferguson  
1496 Fairview Rd.  
Deferred on February 10, 2016  
**Staff Recommendation CA3-16-018: Defer.**  
**Commission Voted: Deferred to the March 9, 2016 Commission meeting.**  
**Staff Recommendation CA3-16-017: Defer.**  
**Commission Voted: Deferred to the March 9, 2016 Commission meeting.**
- v) Application for a Type III Certificate of Appropriateness (CA3-16-023) for six new townhomes at **15 Daniel St**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4)/Beltline  
Applicant: C&G Property Holdings, LLC.  
934 Glenwood Ave.  
Deferred on February 10, 2016  
**Staff Recommendation: Defer.**  
**Commission Voted: Deferred to the March 9, 2016 Commission meeting.**

- w) Application for a Type II Certificate of Appropriateness (CA2-16-026) for alterations at **491 Hopkins St.** Property is zoned R-4A / West End Historic District / Beltline.  
Applicant: Halo Capital Inc.  
3522 Ashford Dunwoody Rd.  
Deferred on February 10, 2016  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approved with conditions.**
- x) Application for a Type III Certificate of Appropriateness (CA3-16-029) for alterations, additions, and site work at **879 Lullwater Pkwy.** Property is zoned Druid Hills Landmark District.  
Applicant: Wesley Stone  
118 Barry St., Decatur  
Deferred on February 10, 2016  
**Staff Recommendation: Defer.**  
**Commission Voted: Deferred to the March 9, 2016 Commission meeting.**
- y) Application for a Type III Certificate of Appropriateness (CA3-16-030) for a new single family house at **666 Bryan St.** Property is zoned R-5/Grant Park Historic District (Subarea 1).  
Applicant: Crown Development Solutions, Llc/Geoffrey Davis  
895 Stallings Ave.  
Deferred on February 10, 2016  
**Staff Recommendation: Approve with a condition.**  
**Commission Voted: Approved with conditions.**

5. Other Business

6. Adjournment - **6:27**